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285 EAST 10<sup>TH</sup> AVENUE (COMPLETE APPLICATION)  
DE416894 - Pending ZONE CD-1

SDB/BAB/UA/LK/LH

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**DEVELOPMENT PERMIT STAFF COMMITTEE MEMBERS**

**Present:**

J. Greer (Chair), Development Services  
M. Holm, Engineering Services  
M. Mendes, Social Development

**Also Present:**

S. Black, Urban Design & Development Planning  
B. Balantzyan, Development Services  
U. Arajs, Urban Design & Development Planning  
L. King, Development Services  
D. Autiero, Development Services  
W. LeBreton, Development Services

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**APPLICANT:**

Acton Ostry Architects Inc.  
Attention: Alan Davies  
111 East 8th Avenue  
Vancouver, BC  
V5T 1R8

**PROPERTY OWNER:**

Rize Alliance (Kingsway) Properties Ltd.  
3204-1055 Dunsmuir Street  
Vancouver, BC  
V7T 1L4

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**EXECUTIVE SUMMARY**

- **Proposal:** To develop this site with a 21 storey mixed-use building comprised of 7,295 sq. m of commercial/retail use, and 20,336 sq. m of market residential use (258 dwelling units) at a proposed Floor Space Ratio of 5.55, subject to enactment of the CD-1 By-Law and Council's approval of the Form of Development.

See Appendix A Standard Conditions

Appendix B Standard Notes and Conditions of Development Permit

Appendix C Plans and Elevations

Appendix D Applicant's Design Rationale

● **Issues:**

1. Refinement and clarity of podium massing
2. Signage strategy
3. Amount of retail parking

- **Urban Design Panel:** Support
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**DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATION: APPROVE**

THAT the Board APPROVE Development Application No. DE416894 submitted, the plans and information forming a part thereof, thereby permitting the development of a 21 storey mixed use building comprised of 7,295 sq. m of commercial use, and 20,336 sq. m of market residential use (258 dwelling units) at a proposed floor space ratio of 5.55, subject to the following conditions:

**1.0 Prior to the issuance of the development permit, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating:**

**1.1 design development to improve pedestrian scale, increase massing component distinctiveness and improve weather protection performance for all frontages;**

**Note to applicant:** Attention to human scale and comfort, as well as distinctive approaches to storefront display systems, for each component is required.

**1.2 refine and simplify architectural expression through the following changes:**

**Tower**

- a) Refinement of materiality including further resolution of cladding panelization and integration with fenestration systems is required.
- b) Clarify detailing of balcony guards to ensure they complement/reinforce each of the various building blocks and ensure a clean, neat appearance in their attachment to the building's structure.

**Low rise podium**

- c) Further design development of the Broadway Block masonry collage proposal to enhance the street context, and clarification of the Watson Block privacy screens including product references and color, is required.
- d) Provision of a contemporary profile parapet design for the low-rise blocks is required.
- e) Design Development of the commercial glazing on East 10th Avenue including opportunities to introduce large-scale sliding or overhead opening glazed panels is required.
- f) Design development of the "anti-gap" canopy at the corner of Kingsway and Broadway, recognizing its importance as a visual identifier for the anchor retail, is required.
- g) Additional clarification of surface treatments to the vehicular portals on Watson Street including: visible walls and ceilings of the parking ramp and loading bay from the street, treatments to the loading bay gate design and colored glazing.
- h) Design development of the "anti-gap" canopy at the corner of Kingsway and Broadway, recognizing its importance as a visual identifier for the anchor retail entry point at the Kingsway/Broadway intersection.

**Note to applicant:** The expression of three distinct masonry low-rise components is strongly supported.

**1.3 provision of a conceptual signage strategy;**

**Note to applicant:** The signage strategy should consider varying approaches to signage, graphics and related architectural features towards distinguishing all respective podium massing components from each other.

- 1.4 provision of a conceptual lighting strategy;

**Note to applicant:** The lighting strategy should consider varying approaches to fixturing, including related architectural features, towards distinguishing all respective podium massing components from each other. Pedestrian lighting, including building specific and public realm fixturing for all frontages, should be confirmed. Special tower oriented lighting should also be confirmed.

- 1.5 provision of design development level of detailing for prominent architectural, and landscape architectural, features and elements;

**Note to applicant:** The design quality for these features and elements, as generally represented in the submission, should be evident in the more detailed technical resolution.

- 1.6 consideration of the removal of Parking Level P4 towards reducing reliance on the automobile, given immediate proximity of anticipated transit investment;

**Note to applicant:** The proposal differs from the design approved in principle by Council with the introduction of the additional level of parking at P4. Staff recommend reducing the reliance on private automobiles, which can be achieved by removing P4.

- 2.0 That the conditions set out in Appendix A be met prior to the issuance of the Development Permit.
- 3.0 That the Notes to Applicant and Conditions of the Development Permit set out in Appendix B be approved by the Board.

• **Technical Analysis:**

	PERMITTED (MAXIMUM)	REQUIRED	PROPOSED																																
Site Size	-	-	Irregular																																
Site Area	-	-	4,979.0 m <sup>2</sup>																																
Floor Area <sup>1</sup>	All uses 27,633.0 m <sup>2</sup>	-	Residential 20,336.0 m <sup>2</sup> Retail Store 2,683.0 m <sup>2</sup> Grocery Store 3,497.0 m <sup>2</sup> General Office <u>1,115.0 m<sup>2</sup></u> Total floor area 27,631.0 m <sup>2</sup>																																
FSR <sup>1</sup>	All uses 5.55	-	Residential 4.09 Retail Store 0.54 Grocery Store 0.70 General Office <u>0.22</u> Total FSR 5.55																																
Balconies	Open 2,440.0 m <sup>2</sup> (max. 12% of residential area)	-	Open 2,176.0 m <sup>2</sup> (10.7% of residential area)																																
Height <sup>2</sup>	Top of parapet 65.53 m	-	Top of parapet (main roof) 65.53 m Top of rooftop stair (PH03) 68.12 m Top of rooftop planter 68.95 m																																
Parking <sup>3</sup>	Commercial Max. 182  Small Car (25% max.) Max. 100	Residential 193 Commercial Min. 92 Shared Vehicle <u>3</u> Total Min. 288  Disability Min. 14	Residential 246 Commercial 150 Shared Vehicle <u>3</u> Total 399  Standard 297 Small Car 88 Disability <u>14</u> Total 399																																
Loading <sup>4</sup>	-	<table border="0"> <tr> <td></td> <td>Cl. A</td> <td>Cl. B</td> <td>Cl. C</td> </tr> <tr> <td>Residential</td> <td>3</td> <td>1</td> <td>0</td> </tr> <tr> <td>Commercial</td> <td><u>1</u></td> <td><u>5</u></td> <td><u>2</u></td> </tr> <tr> <td>Total</td> <td>4</td> <td>6</td> <td>2</td> </tr> </table>		Cl. A	Cl. B	Cl. C	Residential	3	1	0	Commercial	<u>1</u>	<u>5</u>	<u>2</u>	Total	4	6	2	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> <td>Class C</td> </tr> <tr> <td>Residential</td> <td>3</td> <td>1</td> <td>0</td> </tr> <tr> <td>Commercial</td> <td><u>1</u></td> <td><u>3</u></td> <td><u>1</u></td> </tr> <tr> <td>Total</td> <td>4</td> <td>4</td> <td>1</td> </tr> </table>		Class A	Class B	Class C	Residential	3	1	0	Commercial	<u>1</u>	<u>3</u>	<u>1</u>	Total	4	4	1
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Bicycle Parking <sup>5</sup>	-	<table border="0"> <tr> <td></td> <td>Cl. A</td> <td>Cl. B</td> </tr> <tr> <td>Residential</td> <td>323</td> <td>6</td> </tr> <tr> <td>Commercial</td> <td><u>15</u></td> <td><u>6</u></td> </tr> <tr> <td>Total</td> <td>338</td> <td>12</td> </tr> </table>		Cl. A	Cl. B	Residential	323	6	Commercial	<u>15</u>	<u>6</u>	Total	338	12	<table border="0"> <tr> <td></td> <td>Class A</td> <td>Class B</td> </tr> <tr> <td>Residential</td> <td>323</td> <td>12</td> </tr> <tr> <td>Commercial</td> <td><u>15</u></td> <td><u>12</u></td> </tr> <tr> <td>Total</td> <td>338</td> <td>24</td> </tr> </table>		Class A	Class B	Residential	323	12	Commercial	<u>15</u>	<u>12</u>	Total	338	24								
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Amenity <sup>6</sup>	Max. 1,000.0 m <sup>2</sup>	-	Levels 3, 4, & 5 374.0 m <sup>2</sup>																																
Dwelling Unit Area <sup>7</sup>	-	Min. 37.0 m <sup>2</sup>	Min. 44.39 m <sup>2</sup>																																
Dwelling Units <sup>7</sup>	-	-	<table border="0"> <tr> <td></td> <td>Tower</td> <td>Podium</td> </tr> <tr> <td>Studio</td> <td>35</td> <td>5</td> </tr> <tr> <td>1-Bedroom</td> <td>118</td> <td>20</td> </tr> <tr> <td>2-Bedroom</td> <td>57</td> <td>17</td> </tr> <tr> <td>3-Bedroom</td> <td><u>0</u></td> <td><u>6</u></td> </tr> <tr> <td>Sub-total</td> <td>210</td> <td>48</td> </tr> <tr> <td>Total</td> <td colspan="2">258 dwelling units</td> </tr> </table>		Tower	Podium	Studio	35	5	1-Bedroom	118	20	2-Bedroom	57	17	3-Bedroom	<u>0</u>	<u>6</u>	Sub-total	210	48	Total	258 dwelling units												
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<sup>1</sup> Note on FSR and Floor Area: Residential floor area consists of 15,870.0 m<sup>2</sup> in the tower and 4,466.0 m<sup>2</sup> in the podium.

<sup>2</sup> **Note on Height:** Portions of the roof of the proposed development exceed maximum permitted building height. Staff support increased height for the incorporation of planters in the rooftop treatment subject to the recommended conditions. Standard Condition A.1.1 seeks compliance for the rooftop stair access of Penthouse Unit PH 03. The site is not affected by any view cones.

<sup>3</sup> **Note on Parking:** Minimum number of required parking spaces includes a 10 percent reduction as required by the pending CD-1 By-law. Staff have reviewed the parking and notes that the parking provided meets the Parking By-Law standards. Staff feel that the required amount of parking is plentiful when considering the proximity to transit (see the consideration item Recommended Condition 1.6).

<sup>4</sup> **Note on Loading:** Staff support relaxation of loading and based on the loading review submitted by Bunt and Associates, are satisfied the proposed loading facility is adequate. A loading management plan will be delivered as a condition of rezoning.

<sup>5</sup> **Note on Bicycle Parking:** Proposed number of Class B bicycle spaces does not match on the Architectural and Landscape Plans. Standard Condition A.1.12 seeks clarification.

<sup>6</sup> **Note on Amenity:** Amenity area includes a rental dwelling unit on Level 3.

<sup>7</sup> **Note on Dwelling Unit Area and Dwelling Units:** Dwelling unit count includes one studio dwelling unit to be used as amenity in the podium's third level.

• **Legal Description**

Lots A, B, & C, Plan 9097, and Lot E  
(Explanatory Plan 6228), Plan 6082;  
All of Block 119  
District Lot: 301

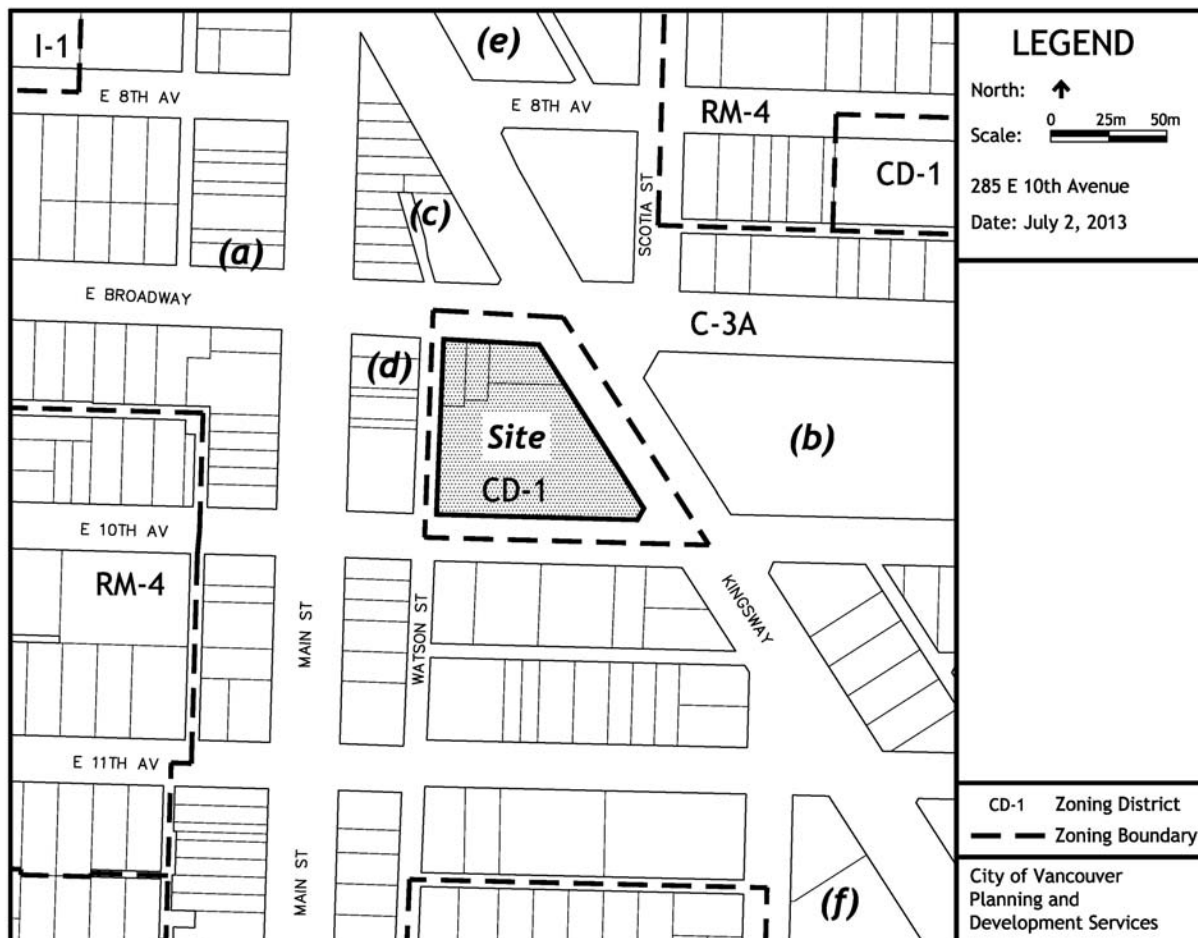
• **History of Application:**

13 06 05 Complete DE submitted  
14 03 19 Revised DE Submitted  
14 04 23 Urban Design Panel  
14 06 04 Development Permit Staff Committee

• **Site:** The full block site is bounded by Watson Street to the west, East Broadway to the north, Kingsway to the east and 10th Avenue to the south.

• **Context:** Significant adjacent development includes:

- (a) Lee Building
- (b) Kingsgate Mall
- (c) "Heritage Triangle"
- (d) Future transit station and plaza
- (e) Mount Pleasant Community Centre
- (f) Stella



## **Background**

The site for this proposed development, illustrated in the previous image, is a full city block bounded by Broadway, Kingsway, 10th Avenue and Watson Street in the heart of the Mount Pleasant community. Significant existing development in the vicinity includes the Kingsgate Mall to the east, newer residential development both north and south on Kingsway, the new Mount Pleasant Community Centre to the northeast, historic buildings along Main Street one block to the west including the “Lee Building” at the northwest corner of Broadway and Main Street, and lower-scale residential and auto-repair oriented businesses to the south.

This site is one of only three locations that is specifically identified in the Mount Pleasant Community Plan (MPCP) for consideration of taller buildings and denser forms of development. Those three sites were identified as presenting unique opportunities within the MPCP area to achieve, through future site redevelopment, a form that could appropriately respond to the vision expressed in the Plan while also contributing towards important public benefits.

Further, the Council approved Mount Pleasant Implementation Strategy affirms building heights where future development is anticipated within the plan area. For this particular site, the MPCP and the implementation strategy set out fundamental urban design principles, and specific height and density, to guide the consideration of a mixed-use built form. Specifically, the policies support an “iconic” or landmark building at this site’s southeast corner where it would be furthest away from the Main Street and Broadway intersection.

The applicant contemplated a rezoning of this site from the outset of the community plan process which began in 2008. The applicant participated in the MPCP consultation program, particularly in workshops related to the Uptown Shopping Area, so that emerging directions could be considered in their development proposal. The rezoning application was submitted to the City on July 26, 2010 and the MPCP was adopted by Council in November 2010. The rezoning application initially proposed a density of 6.37 FSR and included a 75.6 m (248 ft.) high tower. Additional changes to the October 2011 revised submission include the conversion of previously proposed on-site artist production space facing 10th Avenue to commercial/retail floor area. A staff conclusion was reached through the application review process that a broader range of more cost-effective opportunities for cultural amenities (including artist production space) would be available in locations in proximity to this site. Accordingly, the Community Amenity Contribution (CAC) associated with this application was increased and offered as cash with \$4.5 million attributed to community-based artist production space in the Mount Pleasant community and \$1.75 million attributed to affordable housing in the community. Both CAC interests were consistent with the Council approved Public Benefits Strategy approved on October 23, 2013.

A complete development permit application was submitted in June 2013 that deviated from the approved proposal at the public hearing with respect to use, density and form of development noting a substantive reduction in overall commercial/retail area (7,730 sq.m to 2,615 sq.m) and a substantive increase in overall residential unit count from 241 to 336. Upon reflection, and in consultation with the City, the applicant revised the initial development permit application to a mixed use project more consistent with that approved by Council at the public hearing including commercial/retail area of 7,295 sq.m and 258 dwelling units.

## **Applicable By-laws, Applicant Response and Related Staff Commentary:**

The following eight design development conditions clarify Council’s expectation for substantive improvement to the proposal submitted for rezoning. Council’s required changes, the applicant’s design response and related staff commentary are as follows:

*1.0 Design development to refine the proposed contextual and contemporary architectural strategy for the various massing components, with careful attention to the tower and the projects overall scale.*

*Note to Applicant: The architectural strategy should recognize and clearly announce aspects of the Mount Pleasant context, street life, facade quality and composition, materiality and colour, while leaving room for a creative and contemporary interpretation of these contextual assets. Incorporation of public art should be considered.*

**Applicant's Response to 1:**

The design development for the project has been refined to respond to the context and overall scale as follows:

The architectural form and character is conceived as a distinctive hilltown that reinterprets and reflects aspects of the Mount Pleasant context, street life, materiality and colour through a technique of bricolage used to create a jumbled effect inspired by the diverse range of buildings in Mount Pleasant from different periods with varying architectural styles. Bricolage reinterprets the many styles, spaces and characters that are present in the neighbourhood context and blends what is "on hand" to create a contemporary, innovative expression that is unique to Mount Pleasant.

The form and massing has been configured into five distinct building components:

- (i) Kingsway Block - reduced from 24.3 0m to 23.55 m in height;
- (ii) Broadway Block - reduced from 36.06 m to 26.91 m in height;
- (iii) Watson Block - reduced from 24.01 m to 23.26 m in height;
- (iv) 10th Avenue Block - reduced from 21.57 m to 11.72 m in height; and
- (v) Tower Block - the overall height remains the same at 65.53 m. The number of storeys is changed from 19 to 21 due to a floor level being placed within the former double-height of the uppermost penthouse units and floor-to-floor height reductions at Level 3, 4 and the roof slab elevation.

A mechanical cooling tower is located on the Watson Street circulation core. The height of this appurtenance is 6.9 m lower than the rezoning elevator shaft parapet.

The architectural expression of each of the five component blocks has been further refined through a careful and considered contemporary architectural strategy whereby the massing of each building block has been sculpted to reduce the visual massing by means of a fine-grain vertical expression. Each of the three low-rise building blocks reflects differing forms, materials and colours. Three gaps in the massing - one on Kingsway, one on Watson Street and one on 10th Avenue - further reduces the overall massing of the low-rise blocks.

The massing of the tower has been reduced by visually dividing each elevation into distinct vertical components. A cascade of cantilevered penthouse and sub-penthouses further breaks down the scale and massing of the tower and culminates in a tree-topped apex that marks and distinguishes Mount Pleasant within Vancouver's cityscape. Contributing to the reduction of the massing is a variety of cladding materials, colours, patterning, and varying-sized balconies.

The triangular form of the tower reflects the unique diagonal slash of Kingsway across the city grid. The sawtooth configuration of the south elevation of the tower along East 10th Avenue further reinforces the unique nature of the Kingsway geometry.

The commercial loading bay has been reinstated at grade with access off of Watson Street, similar to the approach shown on the original Rezoning drawings, but with a reduction of two Class B and one



Class C loading bays. A reduction in the width of the loading entry portal from to 15 m wide from 13 m wide has been achieved. In addition, the parking entry ramp has been relocated south on Watson Street approximately 33 m.

Aspects of the Mount Pleasant context, street life, facade quality, composition, materiality and colour have been carefully considered resulting in a rich, varied, and vibrant expression for the project. Contributing to the architectural expression is a design approach that uses bricolage to merge and reinterpret the inventive, expressive Mount Pleasant vernacular with qualities that are inherent in the world of painting, sculpture and the phenomenology and order found in hill towns - one of the principal ordering principals referenced in the Mount Pleasant Community Plan.

The incorporation of public art in the development has been considered throughout the rezoning and design development process. A public art coordinator has been retained to further develop the public art program.

#### Staff Commentary on Applicant's Response to 1:

Staff supports the proposed changes as submitted subject to further refinement as outlined in recommended Conditions 1.1 and 1.2. Staff strongly endorses the thoughtful approach to creatively reflecting prevailing Mount Pleasant context towards a more contemporary architectural expression. Staff appreciates the opportunity for podium massing components to be further altered over time with each new tenancy contributing to even greater contextual responsiveness. Staff regards the architectural expression as sophisticated, contextual and distinguished, especially for the tower towards Council's interest in a more iconic building at the important Kingsway and 10th Avenue corner (flatiron prominence).

#### *2.0 Design development to improve the shadow performance for the sidewalk between Main Street and Kingsway on the north side of Broadway for the respective equinoxes from 10:00 a.m. until noon.*

*Note to Applicant: This can be achieved with some additional setting back or terracing of the upper floors without a reduction in proposed floor space.*

#### Applicant's Response to 2:

The shadow performance on the north side of Broadway has been significantly improved through reduction in the height of the building block on Broadway by approximately 9.2 m with significant setbacks at the two uppermost storeys.

#### Staff Commentary on Applicant's Response to 2:

Staff are satisfied, based on the studies provided on sheet A4.01, that the East Broadway north sidewalk shadowing has been substantively improved including attention to times of day for active pedestrian use. No further refinement is sought.

#### *3.0 Design development to refine the ground-level storefront, display and weather protection systems, to improve pedestrian vitality, visual interest and public realm quality.*

*Note to Applicant: Each distinctive street frontage serves a different role with respect to uses, access and pedestrian amenities. A variety of architectural expression is supported.*

#### Applicant's Response to 3:

Refer to the architectural and landscape drawings for depictions of design development to the ground floor storefront including the following general items:

- a) Distinct, diverse street frontages have been developed around the entire perimeter of the development, including several locations where the building footprint is articulated to create shallow alcoves and seating and gathering areas for passersby;
- b) Retail storefront glazing that wraps around from Broadway onto Watson Street; as well as from Watson Street onto 10th Avenue;
- c) A variety of weather protection systems on Kingsway, Broadway and Watson Street and 10th Avenue;
- d) Removal of the former arcade on Broadway to facilitate pedestrian movement, increase natural daylight and increase views into the fine-grain retail stores located along Broadway;
- e) Landscape features at the gaps in the massing above the commercial level at 10th Avenue, and at grade and above on Kingsway and Watson Street and
- f) An artful, inventive and expressive integration of paving materials, patterns and street furniture around the development.

#### Staff Commentary on Applicant's Response to 3:

Staff generally support the design response to this condition subject to further improvement towards achieving greater human scale, pedestrian comfort and varying qualities for store front/display/signage/lighting systems for each massing component (See Recommended Conditions 1.1, 1.3 and 1.4).

- 4.0 *Prior to issuance of a development permit, the applicant is to work with staff to improve the esthetics of the building and particularly with the bulky appearance of the podium given specific consideration to matters including but not limited to the following:*

#### Applicant's Response to 4:

- *On the Broadway elevation, the breaking up of the large, monolithic, horizontal element that is presently located above the pedestrian colonnade in order to reduce its scale and mass.*

Response: The horizontal element on the Broadway elevation has been reduced in height and lowered through the design of the façade to incorporate the fine-grain scale of the residential use at the commercial level. The scale of the single, over-height commercial storey is reduced into two smaller-scaled levels that match those used at the residential levels located above the commercial level.

- *Strengthen walk-ability along the Broadway frontage by adding a secondary order of building elements within the colonnade and at the sidewalk level that are pedestrian scaled.*

Response: Walk-ability along the Broadway frontage has been strengthened through elimination of the former colonnade/arcade with a cantilevered building form and massing above the street level commercial use. The elimination of the former second level of commercial use, in combination with a continuous glazed canopy and a rich tapestry of hard landscape paving materials and fine-grain treatment of the retail facades, results in a rich, vibrant pedestrian-scaled experience.

- *On all facades, refinement of the exterior wall treatments to create elements of smaller scale and expression.*

Response: As previously noted, the revised form and massing has been configured into five

distinct building block components, each with a unique architectural expression that has been refined to create elements of smaller scale and expression through carefully considered design development that reduces the scale of the upper commercial level by employing façade treatment that reflects the scale of the residential use above. The massing of each individual building block has been vertically sculpted to further reduce the massing. Each building block reflects a unique character through use of differing forms, materials and colours.

- *Additional measures to enhance the pedestrian realm, particularly along Watson Street as set out in the Mount Pleasant Community Plan.*

**Response:** The revised loading bay includes a relaxation of two Class B loading and one Class C loading spaces. Refer to the attached Loading Supply Review letter from Bunt & Associates. The below grade parking entrance and ramp has been relocated south on Watson Street approximately 33 m to provide a calmer street interface with the adjacent open area at the north end of the street.

The sidewalk along Watson Street will vary between 1,000 mm and 1,650 mm wide and will include a glazed 'rainbow' canopy, wrap-around commercial use at the corner of Broadway and Watson as well as at Watson and 10th Avenue, a glazed residential lobby component, a landscape water feature at grade as well as a gap in the upper level building massing, partially glazed residential exit stairs, and relocated street trees to provide screening for the loading area.

A rich tapestry of hard landscape paving materials and fine-grain treatment of the facades enrich Watson Street through creation of a pedestrian-scaled environment.

Zones and areas have been reviewed with the Public Art Consultant with the intention of integrating public art along Watson Street.

#### **Staff Commentary on Applicant's Response to 4:**

The applicant has devoted significant design attention, based on community input, in the response to this condition of the Council approved rezoning. The apparent podium scale, and related articulation, materiality and detailing, has been substantively improved from that presented at the public hearing. Each podium component has been conceived as a distinct, and expressive building, which have the visual potential to enjoy additional architectural interventions over time. The interventions are anticipated to further strengthen the contextual responsiveness for this large building in an established, older context. The architectural strategy represents a thoughtful alternative to a more conventional expression typically presented for a mid-rise or taller point tower building. Staff support the response to building scale, subject to Conditions 1.2 and 1.5.

Staff note that the Watson Street road right-of-way is much narrower than most roads with sidewalks on both sides. A width of at least a 3.20m from face of building to curb has been proposed through a combination of road right-of-way and building setback, along with the improvements noted above. Staff support the proposed improvements to the pedestrian realm, subject to Standard Condition A.2.4.

- 5.0** *Provision of a conceptual lighting strategy to ensure appropriate lighting levels and Crime Prevention Through Environmental Design (CPTED) performance while minimizing glare for nearby residents.*

*Note to Applicant: Careful attention to public realm lighting, including the 10th Avenue and Watson Street frontages is required. All lighting should also be noted on the Landscape Plan.*

**Applicant's Response to 5:**

Lighting design will address CPTED requirements and will also ensure the design takes into consideration the public realm, 10<sup>th</sup> Avenue and Watson Street.

**Staff Commentary on Applicant's Response to 5:**

Further lighting information is sought under Recommended Condition 1.4.

**6.0** *Provision of a conceptual signage strategy to ensure a well-conceived and constrained approach to announcing tenancies.*

*Note to Applicant: The signage strategy should confirm general signage hierarchy, location and type. Backlit box signs are not supported. Under this condition staff are pursuing a more understated approach to signage as observed on the Crossroads development located at Broadway and Cambie Street. Further clarification on finer grain, and more creative approaches to announcing ground-oriented tenancies as observed on Main Street is required.*

**Applicant's Response to 6:**

A conceptual signage strategy is included in the submission. Signage will be integrated within the storefronts and canopy structures in an understated approach similar to that on the Crossroads development while also reflecting the creative, fine grain signage generally associated with that on Main Street. More prominent vertical signage elements are proposed at the corner of Broadway and Kingsway and at Watson and 10<sup>th</sup> Avenue. These vertical signage elements are complementary with the architectural design and provide an appropriately compact and condensed means by which to gather signage for multiple individual tenants at primary locations around the site.

**Staff Commentary on Applicant's Response to 6:**

Further signage information is sought under Recommended Condition 1.3. Staff strongly encourage the development of distinctive signage strategies for each of the podium's component buildings towards a more complex, and contextually responsive, approach that acknowledges Mt. Pleasant unique character.

**7.0** *Design development of an appropriate public realm strategy, in consultation with the Director of Planning and the General Manager of Engineering Services.*

*Note to Applicant: Work will commence on the Mount Pleasant Public Realm Plan in early 2012. Staff emphasizes the importance of anticipating and accommodating the pedestrian activity and related queuing associated with a future Broadway corridor transit system. More immediate discussion on the resolution of Watson Street, given access and loading requirements, and for the 10th Avenue frontage, given special public amenity and public realm opportunities as the quietest street adjacent to the site, with the best solar exposure, is required prior to development application submission.*

**Applicant's Response to 7:**

Design development of an appropriate public strategy has been undertaken in consultation with the Director of Planning and the General Manager of Engineering Services. Key strategies include:

- a) Replacement of the former arcade along Broadway with a cantilevered building form and massing above the street level commercial use, in combination with weather protection, in

anticipation of accommodation of pedestrian activity and related queuing associated with a future Broadway corridor transit system.

- b) A loading bay reduced in Class C and Class B requirements has been approved in principle with COV Engineering. Refer to the attached Loading Supply Review letter from Bunt & Associates. Watson Street will include a 3.30 m wide sidewalk with weather protection, wraparound commercial use at the corner of Broadway and Watson, a glazed residential lobby component, a landscape water feature at street level and gap in the upper level building massing, and partially glazed residential exit stairs.
- c) A commercial space with outdoor seating is proposed at the corner of East 10th Avenue and Kingsway to animate the street. The lobby for the residential tower will be accessed off of East 10th Avenue further enlivening the street. Sidewalk treatment includes a variety of materials and scoring patterns with street furniture seating elements.

#### Staff Commentary on Applicant's Response to 7:

Rezoning condition 4 requires setbacks on Broadway, Kingsway, and East 10<sup>th</sup> Ave for pedestrian purposes. An additional setback has been proposed for Watson Street (see Engineering Condition A.2.4) that will provide for a 3.30m sidewalk that includes a treed boulevard and a 1.8m accessible sidewalk. Staff are satisfied that the setbacks shown will serve to improve pedestrian movements and transit passenger queuing.

Regarding the recently Council-endorsed Public Realm Plan, Engineering Condition A.2.11 requires separate application for street tree and sidewalk improvements. Staff will work with the applicant to develop an improved public realm that provides the necessary pedestrian realm and meets the intent of the Plan.

Staff support both the reduced loading supply based on the review by Bunt & Associates as well as Watson Street as the primary parking and loading access.

#### *8.0 Design development to minimize the visual impact of the Watson Street fronting loading function.*

*Note to Applicant: Careful attention to minimize the opening, integrating custom visual screening, is required. Consideration should be given to working with a local artist in this regard.*

#### Applicant's Response to 8:

The loading bay aperture has been significantly reduced and is further mitigated by a reduction in the loading spaces provided. Relocated street trees will assist to screen the loading area. Access to underground loading and parking will be via a single ramp 7.0 m wide located toward the south end of Watson.

Treatment of the loading bay and parking entry access have been identified with the Public Art Consultant as a desirable area for the integration of public art that would enliven and enhance these two zones along Watson Street.

#### Staff Commentary on Applicant's Response to 8:

Staff accept the general approach taken to loading functionality, visual screening and public realm quality while ensuring safety for pedestrians. No further design development is sought.

● **Conclusion:** Staff support this application for development permit subject to the recommended conditions of this report. Staff generally agree that the applicant has effectively responded to the

conditions of rezoning established by Council at the public hearing of April 5, 2012. Staff strongly support the specific design changes associated with reducing the apparent scale of the application. Staff believe that this project will effectively contribute to civic life in Mount Pleasant. While distinctive in architectural character, and considered to be a proposal of high architectural quality, staff anticipate that the completed project will enhance street vitality, improve public realm and motivate further implementation of the Mount Pleasant Community Plan. Staff continue to anticipate an urban, transit-oriented plaza for the site immediately adjacent at the southeast corner of Main and Broadway noting that this application has been adjusted to provide active frontage when such a plaza is realized. Finally, staff emphasize that this application represents the tallest building anticipated under the Council approved Mount Pleasant Community and Implementation Plans with all other sites, including the Kingsgate Mall, deferring in height while transitioning in scale to the established residential areas. Staff believe that the development will ultimately be viewed by many as a positive contribution to Mount Pleasant while contributing housing and jobs opportunity in immediate proximity to the anticipated Broadway Line.

#### URBAN DESIGN PANEL

The Urban Design Panel reviewed this application on April 23, 2014, and provided the following comments:

#### EVALUATION: SUPPORT (7-0)

- **Introduction:** Scot Hein, Development Planner, introduced the proposal and gave a brief history of the project. He noted there was a workshop with the community where it was acknowledged that this site along with two other sites were opportunities for development as they are adjacent to transit opportunities in the Broadway corridor. The small heritage triangle north of the site and the parking lot at Main Street and Broadway will remain undeveloped. He mentioned that they hope the parking lot will become a public open space. It is important as the project faces Watson Street to make sure that the interface is friendly. He also mentioned that since they have been through the public hearing process use, form of development and density have been concluded. He asked the Panel to comment on the response to the Council approved design development conditions.

Advice from the Panel on this application is sought on the following:

- With response to the Council conditions and how the scale has been managed particularly with the podium.
- Character and expression of the project.
- Does the project speak to the Mt. Pleasant context?
- The trees on the tower and how they contribute to the massing consideration.
- Advice on signage.

Mr. Hein took questions from the Panel.

- **Applicant's Introductory Comments:** Mark Ostry, Architect mentioned that they will be giving some background information on the context of the process as well as the site. As well they touched on the influences of the design and their response to Council's key conditions for approval.

Russell Acton, Architect, further described the proposal using a power point presentation. A development permit application was made in June 2013 and revised in March 2014. There has been considerable City and public consultation since the rezoning. Several overarching principles and policies of the Mount Pleasant Community Plan are relevant to the project. Council approved the project in April 2012 in principle subject to conditions of approval. He noted that the massing is divided into five distinct building blocks each with its own fine grain scale, materiality, colour and character. There are three gaps between the building to reduce the mass to allow views, air and vistas into the residential courtyard. The five building blocks include the 2-storey 10<sup>th</sup> Avenue block, 21-storey tree topped tower block, 5-storey black clad Kingsway block, 4-storey orange

bricked Broadway block with 2-storey glazed penthouse and the 5-storey white masonry Watson block and landscaped courtyard. As well there is a water feature in the Watson gap next to a glazed mid-rise residential lobby and the Kingsway gap with a large scale public art opportunity. The trees on the roof of the tower symbolize the height that old growth forests once reached.

Bruce Hemstock, PWL Partnership, described the landscaping plans and mentioned that Mount Pleasant has an identity that they wanted to express in the ground plane. The sidewalk uses materials that are common to Mount Pleasant such as steel and exposed aggregate paving that will help to create spaces in the sidewalk. East 10<sup>th</sup> Avenue has been reconfigured as a one way street with a bike lane on the south side of the street. There is a bike repair station and drinking fountain and the centre portion is a place for resting with benches. They will be using different materials to create little panels in the sidewalk in front of the retail unit's door. As well little seating pods will be created that allow people to sit. Kingsway wants to be a neighbourhood street so they have added a green boulevard edge for a buffer between the pedestrians and the traffic. They found an opportunity to run a corten steel band and run it up the middle of the street and allow it to fold up into benches and seating. Watson Street is important to the transit plaza and will have neighbourhood totems (sign boards) and also has a granite set edge. The Brewery Creek will be expressed up a 40 foot slot between the building on Watson Street and in front of it will be a tattoo screen made of chain link fencing that will hang in front of the slot. The second level courtyard is the backyard for the residents. It will include a children's play area, a deck with hammocks, a dog park, urban agriculture and amenity patio. The trees on the roof will not only express the height of the old growth trees but terminates the tower in a gentle way.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to improve the breaks between the buildings;
  - Consider simplifying the expression and the material palette;
  - Consider adding roof top access to the tower;
  - Consider hiring five consultants to take on the five different buildings regarding signage;
  - Consider having temporary art to engage the community in the project.
- **Related Commentary:** The Panel supported the proposal and thought there had been a lot of work and effort gone into the project.

The Panel thought the podium was well handled and that the five building expression are very successfully working to break down the scale of the podium and the tower. They thought the breaks between the buildings could be better developed and to better breakup the podium.

The Panel felt there needed to be some design development particularly on the two elevations that don't come down to the street. They suggested in the interest of making the building successful there needed to be some simplification to the expression.

The Panel thought there were too many ideas when it came to character and expression and suggested reducing the number of materials in the project, particularly the tower as they felt this would make for a stronger project.

The Panel supported the landscape and especially the addition of trees on the top of the tower. A couple of Panel members suggested having roof top access for the residents as the view would be spectacular over Vancouver to the North Shore Mountains.

Regarding signage, it was suggested that five consultants take on the five different buildings that would guarantee a different expressions and respond to the neighbourhood and the individual character of each building.

The Panel was disappointed that the amenity for the artists production space was taken away, however, it was suggested that the public art component could be for temporary art that would respond to the community and change over time.

- **Applicant's Response:** Mr. Ostry said the Panel gave them lots to think about and added that he appreciated their comments. He noted that there is an extensive art plan specific to the project and would consider the idea of temporary art that would change over time.

### ENGINEERING SERVICES

Between rezoning and this application, the Mount Pleasant Community Plan Implementation package, including a Public Realm Plan, was approved by Council. The site falls within the boundaries of the plan. Broadway, Kingsway, and East 10<sup>th</sup> are each identified for improved streetscape while Watson Street is identified as a "Main Street Laneway". The sidewalks should be designed with variations of plantings and enhanced sidewalk materials as outlined in the plan and will be subject to approval by Engineering prior to installation. Laneways are identified for upgrade but retain essential functions for utilities, loading, parking, fire access, and services.

The pedestrian realm, in general, will be improved adjacent to the site. The sidewalks on all adjacent streets will be widened by building setback and guided by the Mount Pleasant Public Realm Plan sidewalks will be improved, and new street trees will be installed where required. A new separated bike facility will be installed along the East 10<sup>th</sup> frontage.

Based on the loading study submitted by the applicant, Staff are prepared to support a reduced loading standard for the site. However given the size of the commercial space a Class C and several Class B truck loading spaces will still be required. This loading as well as the parking ramp, will be accessed off of Watson Street. Given that the other frontages are arterials (Broadway and Kingsway) and a greenway (East 10<sup>th</sup> Ave), staff agree that these access points are best accommodated on Watson Street.

The recommendations of Engineering Services are contained in the prior-to conditions noted in Appendix A attached to this report.

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The form of development effectively responds to best CPTED practices noting the provision of active uses at grade on all frontages, thoughtful landscape design that requires minimal surveillance and ambient lighting noting further information is sought under Recommended Condition 1.4. Staff also note that the building's frontages are well considered with respect to hidden alcoves or similar spaces.

### LANDSCAPE

The application proposes enhancements to the public realm at the pedestrian level in the form of hardy landscape planting, special sidewalk paving and new street trees in keeping with the Mount Pleasant Community Plan. There is a special feature landscape water wall themed to interpret Brewery Creek proposed for Watson Street. Staff supports this approach to providing visual interest at the public sidewalk. There is a common open air amenity courtyard for building residents proposed at the 3rd floor roof deck, with substantial open space programmed for active and passive activities, and



landscape planters for trees, lawn, and urban agriculture. Staff note an opportunity to adjust the location of the urban agriculture plots to create a closer relationship between the main deck and gathering space (see Standard Condition A1.21). This development also proposes the installation of large caliper evergreen trees in a grouping, at the tower roof deck. Staff support a substantial rooftop planting and recommend conditions to ensure maximum viability.

## **SOCIAL PLANNING**

### **Amenity Rooms and Play Areas**

The proposed 21 storey building on this site, includes 80 units with two bedrooms or more bedrooms (31% of total units) which may be suitable for families with children. The High Density Housing for Families with Children Guidelines are applicable to this site. Consistent with the guidelines, an indoor amenity area is proposed including a lounge, a multi-purpose amenity/meeting room with kitchenette and storage closet, as well as a fitness gym are proposed. Accessible washrooms are also proposed with this amenity space.

Also consistent with the guidelines, the indoor amenity rooms are adjacent to a common outdoor amenity patio, with BBQ and harvest table. A large common outdoor amenity area with lawn and oversized bean bag sculptural play elements are located adjacent to this patio, providing opportunities for a range of creative and motor-skills developing play activity for a range of ages.

### **Urban Agriculture**

The City of Vancouver Food Policy identifies environmental and social benefits associated with urban agriculture and seeks to encourage opportunities to grow food in the city. The "Urban Agriculture Guidelines for the Private Realm" are applicable to this site and encourage edible landscaping and shared gardening opportunities in new developments. The Level 3 podium rooftop includes urban agricultural plots along with necessary supporting infrastructure of compost bins, hosebib and potting bench. Design development is needed to include a tool storage closet or chest and to make some of the urban agriculture circular plots universally accessible noting that crushed stone is not a surface which is universally accessible (see Standard Condition A.1.30).

## **PROCESSING CENTRE - BUILDING:**

This Development Application submission has not been reviewed for compliance with the Building By-law. The applicant is responsible for ensuring that the design of the building meets the Building By-law requirements. The options available to assure Building By-law compliance at an early stage of development should be considered by the applicant in consultation with Processing Centre-Building staff.

To ensure that the project does not conflict in any substantial manner with the Building By-law, the designer should know and take into account, at the Development Application stage, the Building By-law requirements which may affect the building design and internal layout. These would generally include: spatial separation, fire separation, exiting, access for physically disabled persons, type of construction materials used, firefighting access and energy utilization requirements.

## **NOTIFICATION**

Notification post cards were sent on July 9, 2013 advising neighbouring property owners of the application, and offering additional information on the City's website. An "Open House" was held on July 17, 2013 at the St. Patrick's Church from 4:30 p.m. to 7:30 p.m. 161 people signed in and 103 comment sheets were received. Comments received included concerns that the density and height of the building were too high, non-support for the changes from rezoning with requests for a new public

hearing as well as concerns regarding increased traffic, impacts to views, building massing and the overall character not fitting in with the Mount Pleasant community. Other comments expressed support for the building design and massing, public realm treatment, new housing and retail options provided by the proposal and sensitivity to the Mount Pleasant context.

A revised submission was received on March 19, 2014 and a second postcard notification was sent on March 28, 2014 to 1089 neighbouring property owners. An 'Open House' was held on April 14, 2014 at the St. Patrick's Church from 4:30 p.m. to 7:30 p.m. 119 people signed in and 83 comment sheets were received. An additional 53 written responses were also received. Comments submitted from both the Open House and notification, are summarized below:

**Affordability:**

- Concern that the residential units will not be affordable
- Would like to see more 3 bedroom units for families and rental units in the project
- The project will provide more housing options and increase affordability for families in the neighbourhood

*Staff Response: The proposal includes 80 units with two or more bedrooms (31% of total units) which may be suitable for families with children. At rezoning, the proposal originally included rental units and was revised to include only market residential units. The conditions of enactment approved by Council include a \$6.25 million Community Amenity Contribution with \$1.75 million to be allocated towards an affordable housing project in the Mount Pleasant community.*

**Building Design:**

- What policies, guidelines and by-laws will the Development Permit Board use to evaluate the proposal?
- Concern that the architecture is not iconic and does not fit with the character of Mount Pleasant
- Do not support the trees on the roof as it increases the building height and creates a bulkier building
- Concern that neighbouring buildings will be shadowed by the tower
- Concern there are too many building materials that do not reflect the Mount Pleasant community
- The building design does not reflect an Italian hill town
- The proposal will block mountain views for home owners in the area
- Suggest a greater building setback on Broadway
- The courtyard is too small for the size of development and should be accessible to the public
- The building design has changed too much from rezoning and the project should go to a new public hearing
- The building design blends in with the architecture and character of the Mount Pleasant area
- The proposal is an improvement from the original design and successfully addresses previous comments regarding breaking up the massing and improving the street experience
- The separation of the building into five blocks break up the overall massing and each block has an individual character
- Request that the City secure the property fronting Main Street, Broadway and Watson Street for a public plaza
- The mix of retail and residential will bring vibrancy to the neighbourhood
- The trees on the roof are unique and enhance the building
- The landscaping and streetscape create a varied pedestrian experience
- Support the green space in the courtyard
- Support the varied building materials, different characters of the blocks and colorful exterior
- Look forward to public art being incorporated into the project. Suggest the public art be one great piece that reflects the community

*Staff Response: The proposal has been evaluated by staff in regards to the draft CD-1 By-law provisions for the site and the response to the Form of Development Conditions, as detailed on pages*

8 to 13. While the overall scale of the building is notable in the current context, it is generally consistent with the form of development approved in principle by Council.

Building Height:

- Do not support the increase in the number of storeys of the tower from 19 storeys shown at rezoning to 21 storeys
- Concern that the tower is too tall and does not blend into the area. Suggest a smaller tower and higher mid-rise buildings
- Concern that the building height is too tall along the Broadway frontage
- The height and location of the tower are well considered and appropriate for the neighbourhood

*Staff Response: Although the draft CD-1 By-law for the site approved in principle by Council does not specify a maximum number of storeys, it does limit the overall building height to a maximum of 65.53 m.*

Density:

- The proposal is too dense
- Do not support the increase in units from 241 shown at rezoning to 258
- The density and massing of the proposal make sense give the site's proximity to a major transit route

*Staff Response: The draft CD-1 By-law for the site approved by Council permits a maximum FSR of 5.55 rather than a maximum number of residential units. Staff feel that the additional 17 dwelling units can be accommodated on the site, subject to the regulations of the CD-1 By-law.*

Commercial Use:

- Do not support the provision of second storey retail
- There is less commercial space than shown at rezoning which goes against the Central Broadway Planning Program
- Concern there is no food co-op in the proposal as shown at rezoning
- The retail will allow for new business and provide economic growth and jobs in the area
- Support small commercial units, but do not want to see a big box store in the development

*Staff Response: The draft CD-1 By-law for the site approved by Council permits a range of retail and commercial uses, similar in scope to those permitted under the C-3A District Schedule. The applicant has advised that they were not able to secure a food co-op as a tenant.*

Public Benefits:

- An additional Community Amenity Contribution should be paid by the developer as the project has changed from 241 units to 258 units, 19 storeys to 21 storeys and 320 parking spaces to 399 parking spaces from what was shown at rezoning
- How will the \$6.25 million Community Amenity Contribution from rezoning be allocated and used to benefit Mount Pleasant?

*Staff Response: A condition of CD-1 By-law enactment for the site is the provision of a \$6.25 million Community Amenity Contribution. This includes the allocation of \$4.5 million for Mount Pleasant artist production space and \$1.75 million for allocation towards an affordable housing project in the Mount Pleasant community. A report to Council on the artist production space went to Council on June 11, 2014.*

Traffic Impacts:

- Concern that loading from Watson Street will not be viable for large trucks
- Parking access along Watson will ruin the uniqueness of this street

- Concern that the number of parking spaces has increased from 320 spaces from rezoning to 399 spaces. Increased parking is not supportive of a transit hub and encouraging other modes of transportation
- Concern for pedestrian and cyclist safety due to additional traffic on Watson Street. Watson Street will not be pedestrian friendly
- The proposed brick sidewalks do not meet Engineering standards

*Staff Response: While Watson Street is proposed to be improved to provide wider, accessible sidewalks adjacent to the development site, it will still be required to perform its historic functions such as parking, loading, and garbage operations. Staff feel that this is appropriate given that the site is bounded on its other sides by the arterials Broadway and Kingsway, and the 10th Avenue bike route.*

*Maneuvering of delivery vehicles has been reviewed and a final loading management plan will be required prior to rezoning. Staff will consider truck routing as well as hours of operation as part of the final review.*

*The site has good access to existing pedestrian, cycling, and transit facilities. The development will be required to fund improvements to separated bike lanes on 10th and upgrade the pedestrian environment adjacent to the site. Further, by providing shared vehicles, residents of this development will have access to a vehicle when they need one without having to own a car.*

Mount Pleasant Community Plan:

- The size and height of the proposal are not in keeping with the Mount Pleasant Community Plan
- The proposal is not permeable as required by the Mount Pleasant Community Plan

*Staff Response: The Mount Pleasant Community Plan sets out opportunities where future development is anticipated, however, the Plan is clear that specific heights for three larger sites were to be determined through their specific individual rezoning process. Council considered the proposal in relation to the Mount Pleasant Community Plan when rezoning was approved on April 17, 2012.*

Brewery Creek:

- Brewery Creek is underneath the site. How will it be diverted with during construction?

*Staff Response: The development will be required to meet the requirements of the Sewers and Watercourse By-law which states that no person shall obstruct any watercourse. Should a watercourse be discovered during construction, the developer is responsible for the continued conveyance of the watercourse where by a natural or engineered solution.*

Open House:

- Concern that the open house format is not the best approach to involve the community and would have preferred an opportunity for a question and answer period to hear other attendees concerns and comments
- Concern that the information presented at the open house is not accurate

*Staff Response: Open House formats are typically used for Development Permit applications. Staff and the applicant team were available at the Open House to listen to questions and comments and to answer questions.*

**DEVELOPMENT PERMIT STAFF COMMITTEE COMMENTS:**

The Staff Committee has considered the approval sought by this application and concluded that with respect to the Zoning and Development By-law it requires decisions by both the Development Permit Board and the Director of Planning.

With respect to the decision by the Development Permit Board, the application requires the Development Permit Board to exercise discretionary authority as delegated to the Board by Council.

It also requires the Board to consider a By-law relaxation, per Section 5.2 [Loading] of the By-law Parking By-Law. The Staff Committee supports the relaxations proposed.

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J. Greer  
Chair, Development Permit Staff Committee

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S. Black, Architect AIBC  
Development Planner

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B. Balantzyan  
Project Coordinator

Project Facilitator: L. King

## DEVELOPMENT PERMIT STAFF COMMITTEE RECOMMENDATIONS

The following is a list of conditions that must also be met prior to issuance of the Development Permit.

### A.1 Standard Conditions

A.1.1 compliance with maximum permitted building height of the pending CD-1 By-law, noting the following:

- i. the stair enclosure and guardrail at the roof deck of Unit PH 03 exceed maximum permitted building height; and

**Note to Applicant:** To be considered for a height increase, provision of a green roof on the roof deck, in compliance with Section 3 - Access and Infrastructure for Green roofs, of Planning By-law Administration Bulletin entitled, "Roof-Mounted Energy Technologies and Green roofs - Discretionary Height Increases", will be required.

- ii. detailed roof elevations for each roof level in the building, including top of all rooftop elements, such as parapets, guardrails, and planters, should be shown on the roof plan and match levels shown on the elevation and section drawings;

A.1.2 provision of vertical vent space to accommodate future proposed restaurant exhaust from the commercial levels;

**Note to Applicant:** Intent is to allow for a wider range of uses without requiring the retrofitting of exhaust ducting on the outside of the building.

A.1.3 compliance with the Horizontal Angle of Daylight regulation of the pending CD-1 By-law, noting the following:

- i. rooms/spaces including, but not limited to, the following dwelling units do not comply:

- Podium: Types B, E, and H, Levels 3 and 4; and
- Tower: Unit Nos. 301 to 2001, Levels 3 to 18; Unit Nos. 306 to 2106, Levels 3 to 19; Unit Nos. 511 to 1611, Levels 4 to 14; and Unit No. PH 04, Level 21;

**Note to Applicant:** Some units may comply by removal of walls. Other units will require layout modification for compliance.

A.1.4 identification of dwelling unit types with regard to the number of bedrooms in each unit, to be noted on the submitted floor plans;

A.1.5 notation/clarification of the uses of all rooms/spaces, including, but not limited to, the following:

- i. balconies in Unit Types C, M, and N on Level 4 of the podium;
  - ii. balcony in Unit No. 510 on Level 4 of the tower;
  - iii. den in Unit Nos. 502 to 2102 on Levels 4 to 19 of the tower;
  - iv. "Flex" in Unit Types PH 03 and PH 04 in the tower, to be noted as "Alcove" or similar use compatible with residential use;
-

- v. unless designated as residential storage, the storage room at the southeast corner of Parking Level P2 must be included in the computation of the FSR;

A.1.6 clarification of proposed number of residential storage lockers in Room P209 on Parking Level P2;

**Note to Applicant:** 7 Lockers are noted, but 6 are shown.

A.1.7 provision of a minimum of 2.75 m clear height under the sign band of the commercial units, and deletion of all references to the proposed signage, or notation on plans confirming that: "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits";

**Note to Applicant:** The height requirement does not apply to recessed sign bands which are flush with the storefront glazing. The Sign By-law Coordinator should be contacted at 604.871.6714 for further information.

A.1.8 arrangements shall be made, to the satisfaction of the Director of Planning and Director of Legal Services, for a restrictive covenant registered at Land Title Office, ensuring the proposed dwelling unit used as amenity rental suite on Level 3 cannot be defined as a separate strata lot;

A.1.9 compliance with Sections 4.8.1 and 4.8.4 - Disability Spaces, of the Parking By-law, to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** A minimum of 2.3 m unobstructed vertical clearance is required for a disability parking space and all entry points, manoeuvring aisles, and access ramps leading to the disability parking space. Compliance with required vertical clearances should be clearly demonstrated on the submitted plans.

A.1.10 confirmation that at least 20 percent of all off-street parking spaces will be available for charging of electric vehicles;

**Note to Applicant:** Although this is a Building By-law requirement under Part 13 of the Vancouver Building By-law, the Director of Planning is seeking acknowledgement that this condition can be met during the Building review of this development. For more information, refer to the website link:

<http://vancouver.ca/home-property-development/electric-vehicle-charging-requirements.aspx>.)

A.1.11 provision of bicycle parking, in accordance with Section 6 of the Parking By-law, noting the following:

- i. a minimum of eleven (11) clothing lockers for each gender is required for the fifteen (15) proposed Class A bicycle spaces for the commercial component, in accordance with Section 6.5 - Clothing Lockers, of the Parking By-law; and

**Note to Applicant:** At least 50 percent of the clothing lockers must be full size.

- ii. clarification of the number of proposed vertical Class A bicycle spaces in Room B109 on Parking Level B is required;

**Note to Applicant:** One vertical space is noted, but six vertical spaces are shown.

A.1.12 clarification of the proposed number and location of Class B bicycle spaces, noting the following:

- i. information on the Architectural and Landscape Plans does not match; and
- ii. six Class B bicycle spaces proposed on City property along Watson Street, shown on Drawing No. L 1.05 of the Landscape Plans, require the approval of the General Manager of Engineering Services;

**Note to Applicant:** Submission of an application to Engineering Services is required.

A.1.13 design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meter in a manner that minimizes their visual and acoustic impacts on the building's open space and the public realm;

**Note to Applicant:** In order to prevent contaminated air from being drawn into the building, all fresh-air intake portals must be located away from driveways, and parking or loading areas.

A.1.14 provision of the following notations on the submitted plans:

- i. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
- ii. "Adequate and effective acoustic separation will be provided between the residential and non-residential portions of the buildings";
- iii. "The design of the parking structure regarding safety and security measures shall be in accordance with Section 4.13 of the Parking By-law";
- iv. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- v. "The design of the bicycle spaces (including bicycle rooms, compounds, lockers, and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law"; and
- vi. "Mechanical equipment (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";

A.1.15 the pending CD-1 By-law can and does become enacted by City Council;

A.1.16 the proposed form of development can and does become approved by City Council;

#### Standard Landscape Conditions

A.1.17 design development to maximize planter soil volumes at the tower roof deck to optimize the long term health of trees;

**Note to Applicant:** This can be achieved by expanding the width of planters to increase available rooting area. Confirm planter depth on the architectural and landscape plan details. Planter depth to exceed BC Landscape Standard latest edition.

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- A.1.18 coordination of architectural and landscape plans to clarify tower tree planter depth on A2.01 and the landscape plans;

**Note to Applicant:** Planters may be reduced in height, if the proposed depths are not required for optimal health.

- A.1.19 provision of a Landscape Tree Management Strategy submitted by an ISA Certified Arborist to outline recommendations for the care of trees proposed for the tower tree planter;

**Note to Applicant:** The intent is to provide the owners with a manual of best practices to ensure success and safety of the planting, and for risk management purposes. Comments to include tree selection, ideal planting medium composition, depth and planter volumes; irrigation, fertilizer, stability, pruning and other special arboricultural methods required to ensure the long term health of large caliper evergreen trees on elevated slab condition over the long term.

- A.1.20 provision of a larger-scale expanded cross-section architectural detail (1:50 or better) of the combined tower tree planters to illustrate planter depth and overall soil volumes and relationship to the roof deck;

- A.1.21 design development to create open space suitable for urban agriculture plots located next to the common amenity patio at level 3 Courtyard (see Standard Condition A.1.30);

**Note to Applicant:** Staff note the provision of urban agriculture at the south edge of Level 3 Courtyard, however recommend relocation of or provision of additional planters to provide a closer relationship to the main open space activity area and communal deck for the convenience of family gatherings and to further animate the space;

- A.1.22 clarification of location for infrastructure provided to practice urban agriculture including planters details, location of hose bibs, tool storage and potting bench, on the landscape drawings; (See Standard Condition 1.30)

- A.1.23 provision of large-scale ¼"=1'-0" or 1:50 scale partial plans, elevations and sections illustrating the detailed treatment of the project's public realm interface at the street and lane; include planter walls, stairs, landscaping, soil depth ( indicated by underground structures), semi-private patios, and privacy screens;

- A.1.24 provision of a large-scale architectural elevation drawing, with at ¼"=1' -0" /1:50 or better, with dimensions, to illustrate the proposed tattoo screen for the proposed Brewery Creek Ravine feature;

- A.1.25 provision of labels to indicate special landscape features on the L1.01 and tagged to show the location of the enlarged partial plans within the drawing set;

- A.1.26 provision of notation on the Tree Management Plan L0.01 to read:

(i) "Removal of street trees to the satisfaction of the General Manager of Engineering Services."

**Note to Applicant:** The drawings show the removal of two street trees at Watson Street and three trees at East 10th Avenue;

(ii) new street trees to be provided adjacent to the development site and illustrated on the Landscape Plan, to be confirmed prior to issuance of the BU;

---

**Note to Applicant:** Contact Eileen Curran, Streets Engineering, to confirm tree planting locations, ph: 604.871.6131 and Cabot Lyford, Park Board, for tree species selection and planting requirements, ph: 604.257.8587. Provide a notation on the Landscape Plan, "Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet in length and 18 inches in depth. Call the Park Board (dial 311) for inspection after tree planting completion.

- A.1.27 provision of notation to L1.09 irrigation notes to read: provision of hose bibs at all patios and roof decks measuring 100 sq. feet or greater;

#### **Crime Prevention Through Environmental Design (CPTED)**

- A.1.28 design development to respond to CPTED principles, having particular regards for:

- (a) theft in the underground parking;
- (b) break and enter;
- (c) mail theft; and
- (d) mischief in alcove and vandalism, such as graffiti.

**Note to Applicant:** Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with commercial and residential operators with experience of the specific CPTED risks in this area is recommended, and should be included the response to this condition.

#### **Sustainability**

- A.1.29 identification on the plan and elevation drawings of the built elements contributing to the building's sustainability performance in achieving LEED Silver and a minimum of 36 points, including at least three optimize energy points, one water efficiency point and one storm water point;

**Note to Applicant:** Notes on the plans and elevations must be coordinated with a LEED checklist confirming LEED Silver status, and with a detailed written description that refers to specific building features in the development. The description must explain how each of the proposed credits will be achieved. The checklist and description should also be incorporated into the approved drawing set.

#### **Social Planning**

- A.1.30 design development to the level 3 podium rooftop, to include a tool storage closet or chest, and to make a portion of the proposed urban agriculture plots universally accessible (See Standard Condition 1.22).

#### **A.2 Standard Engineering Conditions**

- A.2.1 provision of shared vehicle parking spaces which are 2.9 m wide and 5.5 m in length;

**Note to Applicant:** The stall dimensions are standard requirements for shared vehicle spaces and will be secured through the shared vehicle legal agreement.

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- A.2.2 compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services;

**Note to Applicant:** The following items are required to meet the Parking and Loading Design Supplement: provision of parking spaces to comply with the column setback requirement of the Engineering Parking and Loading Design Supplement. Stalls 64, 75, 77, 78 & 80 on P1 are examples. Please contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for more information.

- A.2.3 provision of further design development of public realm components to increase public access and pedestrian mobility;

**Note to Applicant:** Design changes should consider maximizing pedestrian circulation through the relocation of benches to areas that are not in the primary sidewalk areas and the reduction and possible relocation of venting to maximize the primary sidewalk areas and reduce conflicts with high traffic locations. Particular attention should be paid to increasing the perceived sidewalk width.

- A.2.4 arrangements for a surface statutory right-of-way (SRW) along the Watson Street frontage between the building face and the property line (widened sidewalk) for pedestrian purposes;

**Note to Applicant:** The SRW will provide a minimum 3.30m sidewalk width. The SRW on Watson is in addition to the SRWs on Broadway, Kingsway, and E 10<sup>th</sup> Ave that were required at rezoning.

- A.2.5 provision of updated ground floor and landscape plans to reflect the latest City-approved geometric design;

- A.2.6 provision of updated City building grades to reflect the approved geometric design as issued by the City;

- A.2.7 provision of a site plan detailing the pedestrian realm on all adjacent streets including labeled setbacks from proposed face of curb to property line, building line, and any other significant features in the public realm;

**Note to Applicant:** a minimum of 5.5m sidewalk width between curb face and building is typically required for commercial frontages. Arrangements to secure statutory rights-of-way on Broadway, Kingsway, and E 10th have been secured through rezoning and the site plan should clearly confirm that required sidewalk widths, satisfactory to the General Manager of Engineering Services, are achievable prior to DE issuance.

- A.2.8 provision of a canopy application is required;

**Note to Applicant:** Canopies must be fully demountable and meet the requirements of the Building By-law.

- A.2.9 provision of a crossing application is required;

- A.2.10 clarify residential garbage pick-up operations and;

**Note to Applicant:** Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

---

A.2.11 provision of a separate application to the General Manager of Engineering Services for street trees and or sidewalk improvements is required. Please submit a copy of the landscape plan directly to Engineering for review; and

**A.3 Standard Licenses & Inspections (Environmental Protection Branch) Conditions:**

A.3.1 arrangements to be made the satisfaction of the Manager, Environmental Contamination Team, the General Manager of Engineering Services and the Director of Legal Services for a remediation agreement for the remediation of the site and any contaminants which have migrated off-site.

**Note to Applicant:** There will be no occupancy of any buildings or improvements on the site constructed pursuant to this development, until the proponent has obtained one of the following contaminated sites legal instruments, as applicable:

- Determination that the site is not a contaminated site; or
  - Certificate of Compliance confirming the satisfactory remediation of the site to the applicable land use (Contaminated Sites Regulation - Commercial Land Use standards).
-

**B.1 Standard Notes to Applicant**

- B.1.1 It should be noted that if conditions 1.0 and 2.0 have not been complied with on or before December 30, 2014 this Development Application shall be deemed to be refused, unless the date for compliance is first extended by the Director of Planning.
- B.1.2 This approval is subject to any change in the Official Development Plan and the Zoning and Development Bylaw or other regulations affecting the development that occurs before the permit is issuable. No permit that contravenes the bylaw or regulations can be issued.
- B.1.3 Revised drawings will not be accepted unless they fulfill all conditions noted above. Further, written explanation describing point-by-point how conditions have been met, must accompany revised drawings. An appointment should be made with the Project Facilitator when the revised drawings are ready for submission.
- B.1.4 A new development application will be required for any significant changes other than those required by the above-noted conditions.
- B.1.5 The Addressing Coordinator advises that building addresses will be required prior to issuance of the Building Permit, and unit numbers are to be assigned, e.g., second storey (200 series), third storey (300 series), etc. A floor layout plan including addressing and unit numbers is to be submitted prior to Building Permit issuance, and shown on drawings submitted with the Building Permit application. Ms. R. Foster should be contacted at 604.873.7784 for information.
- B.1.6 The Environmental Contamination Team advises that:
- i. Soil's agreement will be required in the event that contamination has migrated off site or land is dedicated to the city, or rezoning where there is contamination on/off site;
  - ii. an Erosion and Sediment Control Plan is required at the Building Permit application stage for review and acceptance; and
  - iii. any dedications required by Engineering will require the land to be provided to City standards.
- B.1.7 All Building Permit applications submitted on or after July 1, 2014, will be reviewed for compliance to the 2014 Vancouver Building By-law. Submission of most Building Permit applications now requires an appointment. When your Building Permit application is ready, please phone 604.873.7611 to book an appointment for an application intake with the Project Coordinator who will manage your application. Only full and complete applications will be accepted. If you need advice in preparing your application, you may book an enquiry appointment (604.873.7611), or walk into our Consolidated Service Centre, 1st floor, West Annex.

**B.2 Conditions of Development Permit:**

- B.2.1 All services, including telephone, television cables and electricity, shall be completely underground.
- B.2.2 Amenity areas on Levels 3, 4, and 5, consisting of 374.0 square metres and excluded from the computation of floor space ratio, shall not be put to any other use, except as described in the approved application for the exclusion. Access and availability of the use of all amenity facilities located in this project shall be made to all residents, occupants and/or tenants of the building;
-

AND

Further, the amenity spaces and facilities approved as part of this Development Permit shall be provided and thereafter be permanently maintained for use by residents/users/tenants of this building complex.

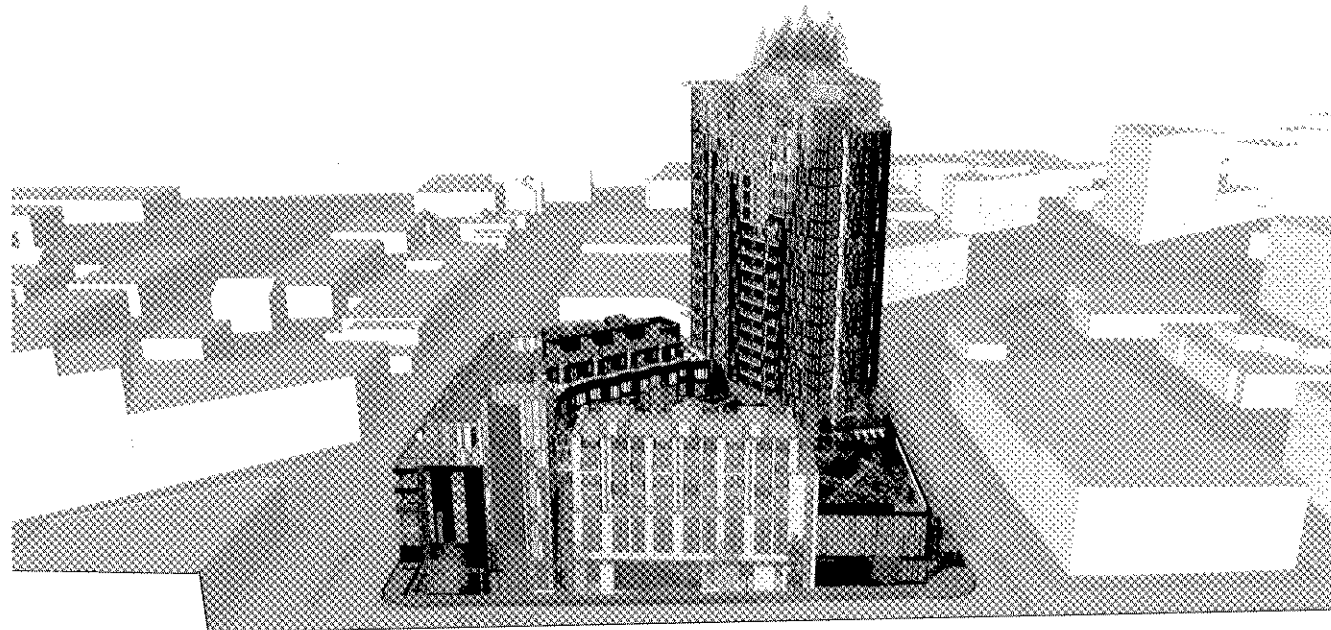
- B.2.3 No enclosure of balconies is permissible for the life of the building.
  - B.2.4 All approved street trees shall be planted in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
  - B.2.5 Waste Discharge Permit is required for any dewatering on the site.
  - B.2.6 A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media of suspect quality which may be encountered during subsurface work.
  - B.2.7 Environmental Reports must be submitted to the Environmental Contamination Team prior to the issuance of the occupancy permit.
  - B.2.8 A Certificate of Compliance or Final Determination from the Ministry of Environment is required prior to issuance of the occupancy permit.
  - B.2.9 If the development is phased and construction is interrupted, the project will require an amendment, to the satisfaction of the Director of Planning, to address how the incomplete portions of the development will be treated.
  - B.2.10 In accordance with Protection of Trees By-law Number 9958, all trees are to be planted prior to issuance of any required occupancy permit, or use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
  - B.2.11 In accordance with Protection of Trees By-law Number 9958, the removal and replacement of trees is permitted only as indicated on the approved Development Permit drawings.
  - B.2.12 All approved off-street vehicle parking, loading and unloading spaces, and bicycle parking spaces shall be provided in accordance with the relevant requirements of the Parking By-law prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.13 All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings prior to the issuance of any required occupancy permit or any use or occupancy of the proposed development not requiring an occupancy permit and thereafter permanently maintained in good condition.
  - B.2.14 The issuance of this permit does not warrant compliance with the relevant provisions of the Provincial Health and Community Care and Assisted Living Acts. The owner is responsible for obtaining any approvals required under the Health Acts. For more information on required approvals and how to obtain these, please contact Vancouver Coastal Health at 604-675-3800 or visit their offices located on the 12<sup>th</sup> floor of 601 West Broadway. Should compliance with the health Acts necessitate changes to this permit and/or approved plans, the owner is responsible for obtaining approval for the changes prior to commencement of any work under this permit. Additional fees may be required to change the plans.
-

B.2.15 This site is affected by a Development Cost Levy By-law and levies will be required to be paid prior to issuance of Building Permits.

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DE416894

RECEIVED  
CITY OF VANCOUVER  
MAR 19 2014  
COMMUNITY SERVICES  
DEVELOPMENT SERVICES



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Kingsway +  
Broadway

Phase 1: Kingsway + Broadway Program 1A1  
200 East 10th Avenue

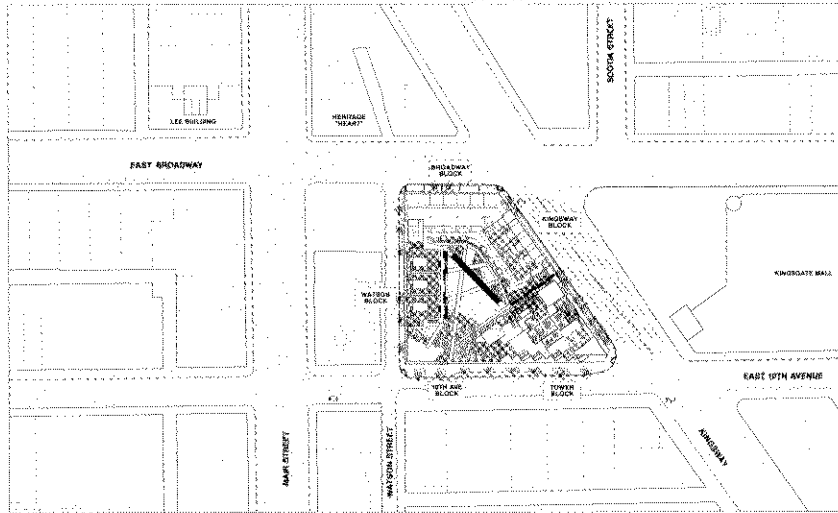
DATE: 2014  
REVISED: 2014  
DRAWN BY: J. Smith  
CHECKED BY: J. Smith  
SCALE: 1:500



Cover  
A0.00







Context Plan

**Project Data**

**Civic Address**  
 228-236 East Broadway  
 102-112, 180 Kingsway, Vancouver BC

**Legal Description**  
 Block 119 (partial) Lot 301 Group 1 New Westminster District  
 - Lot A Bk 119 D.L. 301 GP 1 NWD Plan 9097 (PID: 009-760-814)  
 - Lot B Bk 119 D.L. 301 GP 1 NWD Plan 9097 (PID: 009-750-822)  
 - Lot C Bk 119 D.L. 301 GP 1 NWD Plan 9097 (PID: 009-760-831)  
 - Lot E (ex. Plan 6229) Bk 119 D.L. 301 GP 1 NWD Plan 6082 (PID: 009-976-523)

**Zoning**  
 Existing: C-8A, proposed CD-1

**Site Area**  
 4,978.7 sm (53,590 sq ft)

**Proposed Use:**  
 Mixed Use Residential / Commercial

**Total Floor Area:**  
 31,729.7 sm (341,536 sq ft)

**Proposed FSR Exclusions:**

Balcony area	2,175.6 sm
Envelope exclusion	415.1 sm
In-suite Storage	321.2 sm
Amenity Room	373.9 sm
Service	812.9 sm
Other exclusions	4,098.7 sm

**Floor Area less exclusions:**  
 27,631 sm (297,418 sq ft)

**Floor Area by use:**

6,180 sm Retail
1,115 sm Office
20,336 sm Residential
27,631 sm Total

**Floor Space Ratio**  
 5.55

**Proposed Height**  
 85.63 m (281.16 ft)

**Setbacks (at Grade):**

Broadway	3.35m - 3.86m
Kingsway	3.10m
Tenth Avenue	1.29m - 0.75m
Watson Street	1.00m - 1.65m

**Required Parking Calculations**

Residential Parking (By-Law 4.2.1.13)	units/area	parking	required
units less than 50 sm	10	10	10
units greater than 50 sm	175	175	175
units greater than 100 sm	1	1	1
Net residential area of units greater than 100 sm	13,363		
0.5 spaces x 28 units (minimum)			78
0.6 spaces x 175 units (0.50/80)			107.4
1.3 spaces x 1 unit (1.0/80)			1.3
Residential area of units > 100 sm x 0.50/80			6.7
Sub total			213.4
Less 10% discount			-21.3
Total Residential			192.1

Commercial / Retail Parking (By-Law 4.1.7)	spaces/area	parking	required
total area	2,995		
2 spaces/1,000 sm	2,000		2,000
4 spaces/20 sm	7,000		100
subtotal			1,100
Less 10% discount			-110
Total Commercial			990

**Parking + Loading Space Totals**

PARKING	units/area	parking	total units	required	provided
residential parking (Parking By-Law 4.2.1.13)	20,336	258	194	242	
retail parking (Parking By-Law 4.1.7)	7,000	90	90	150	
car sharing		256	3	1	
car sharing space credit			-176		
accessible space credit (retail)			-60		
<b>Total Parking</b>			<b>273</b>	<b>393</b>	
total parking spaces total (22%)				69	
frequency parking spaces total (78%)				324	
accessible parking-residential		206	40	40	
accessible parking-retail	7,000		4	4	
LOADING (Parking By-Law 3.2.5)					
loading requirements: class A residential	1,115	258	3	3	
loading requirements: class A office			1	1	
loading requirements: class B	7,000	258	1	1	
residential: 1 space per 100-199 units			1	1	
office: 1 space per 500sm - 5,000sm			1	1	
retail: 1 space per 800sm - 1 space per 1,000 sm			4	4	
1 space per additional 0.325 sm					
loading requirements: class C	7,245				
retail: 1 space per 2,000 sm - 5,000 sm			2	1	
<b>Total Loading</b>			<b>12</b>	<b>9</b>	

**Bicycle Storage Calculations - Required**

retail bicycle storage (Parking By-Law 4.2.1.1)	spaces/area	parking	required
class A spaces 1 space / 500 sq ft area	7,000	14	14
class B spaces			
<b>total: retail</b>			<b>14 class A spaces</b>

residential bicycle storage (Parking By-Law 4.2.1.2)	spaces/area	parking	required
class A spaces 1.25 spaces/unit	258	323	323
class B spaces			
<b>total: residential</b>			<b>323 class A spaces</b>

Bicycle Storage Spaces - Provided	spaces/area	parking	provided
bicycle storage: retail			
class A - horizontal	100 sq ft		15
class B - vertical			6
<b>total: retail spaces provided</b>			<b>21</b>

bicycle storage: residential	spaces/area	parking	provided
class A - horizontal	52%		167
class A - vertical (stacked)	20%		65
class A - vertical	28%		91
<b>class B - vertical</b>			<b>323</b>
class B - stack			6
<b>total: residential spaces provided</b>			<b>259</b>

Total Bicycle Storage	spaces/area	parking	provided
<b>total: bicycle storage provided</b>			<b>280</b>
clothing lockers: retail	0.7 spaces per class A space per 100 sq ft		15
<b>total: clothing lockers provided</b>			<b>11 clothing lockers</b>

Dwelling Unit Totals	units/area	parking	total
Residential units	1		1
Studio units	39		39
One bedroom units	130		130
Two bedroom units	74		74
Three bedroom units	6		6
<b>total</b>			<b>250</b>

Storage lockers	spaces/area	parking	provided
in suite storage (max 600 sq ft) (max 3.7 m <sup>3</sup> )	103		103
Basement storage lockers	138 sq ft, 31, 77, 33		30

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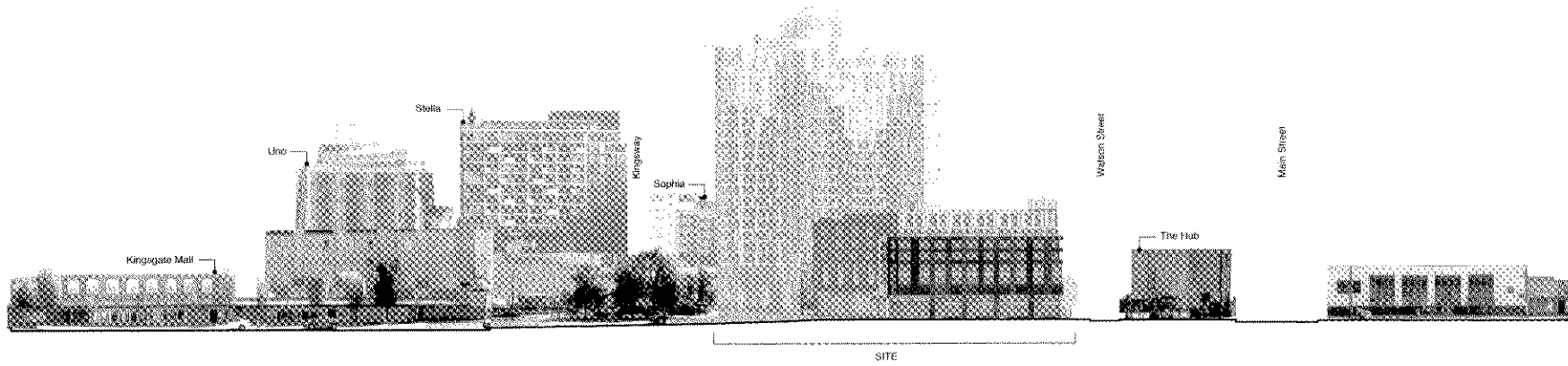
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Kingsway + Broadway  
 Project Information

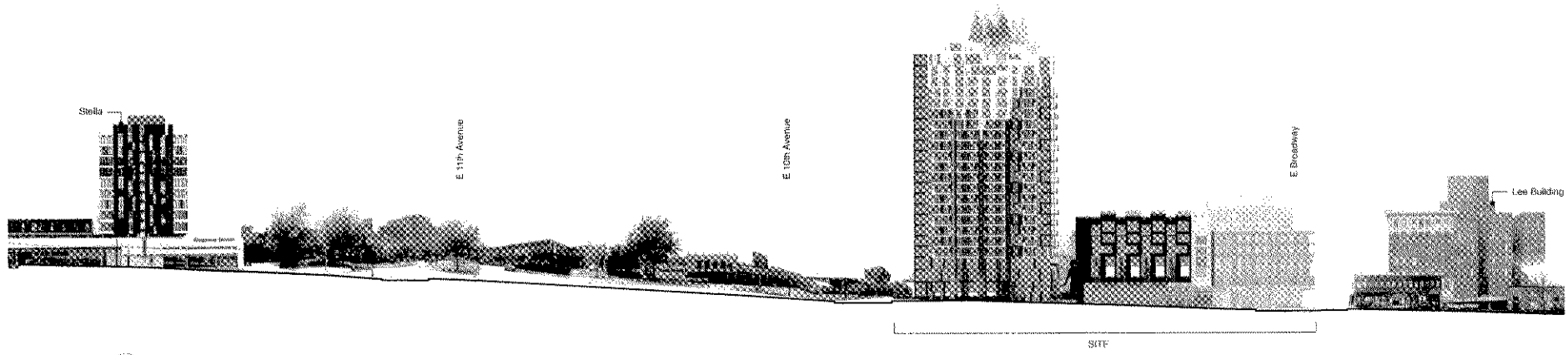
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Issue: 11/15/2024  
 01/16/2025 - 2nd Set for Construction Permit  
 05/06/2025 - Final for Approval/CP/CA/Lease



1 Context Site North Elevations - East Broadway  
 NTS



2 Context Site East Elevations - Kingway  
 NTS

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**Kingsway + Broadway**

1101 Kingsway Properties Ltd  
 1101 East 109th Avenue

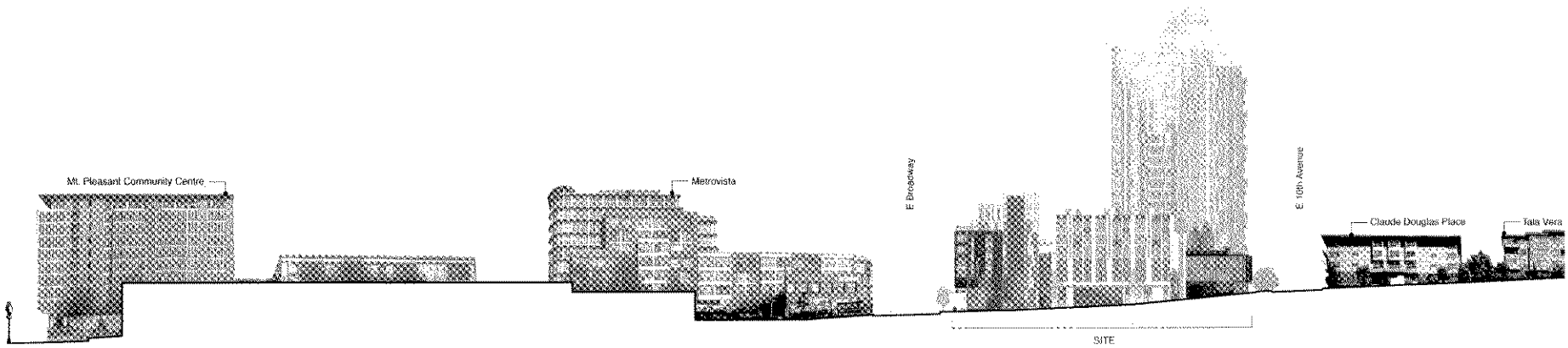
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1/16/25	13
PROJECT CODE	KINGWAY
CLIENT	1101 EAST 109TH AVENUE
SCALE	AS SHOWN
APP	03/24

Streetscape  
 Drawings  
 Drawing Number  
 A0.03

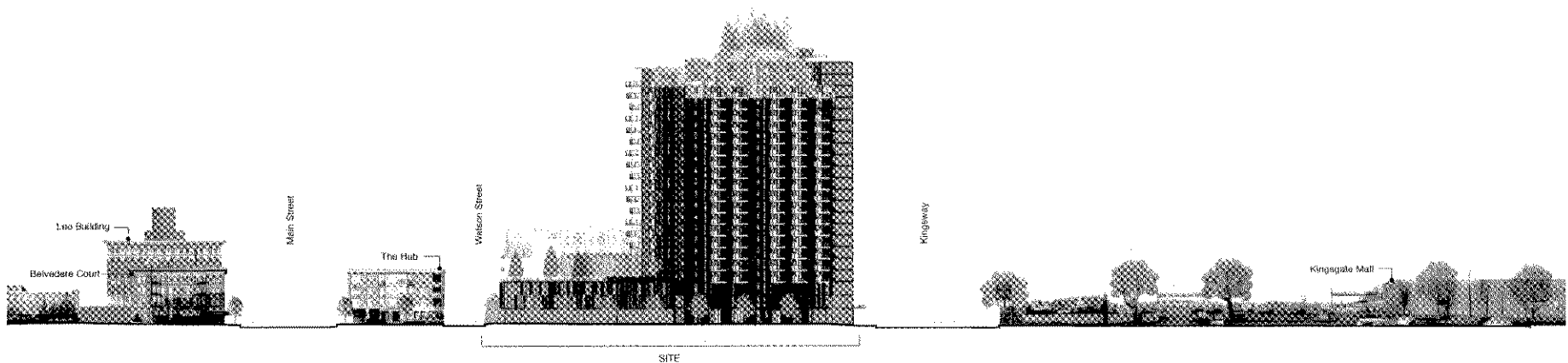
Appendix C, page 4 of 56

1. This drawing is a conceptual rendering of the proposed development and is not intended to be used for construction purposes. It is provided for informational purposes only. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

2. This drawing is a conceptual rendering of the proposed development and is not intended to be used for construction purposes. It is provided for informational purposes only. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.



1 Context Site West Elevations - Watson Street NTS



2 Context Site South Elevations - 10th Avenue NTS

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 acton@acton-ostry.ca

**Kingsway + Broadway**  
 Site Analysis (Broadway) Proposed L&Z  
 205 East 108th Avenue

Scale	1:500
Date	12/16/2021
Project Name	Kingsway + Broadway
Client	City of Vancouver
Drawn	Architect
Appr.	Architect

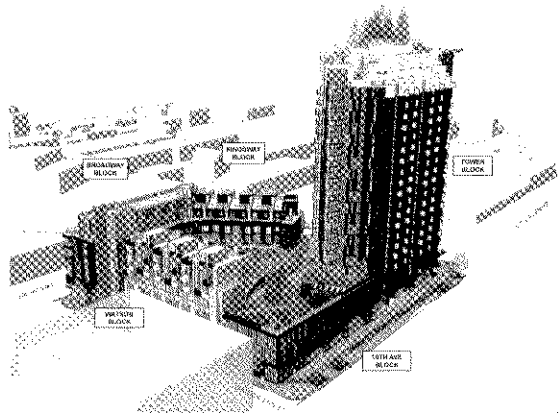
**Streetscape Drawings**  
 Drawing Number  
 A0.04

Appendix C, page 5 of 56

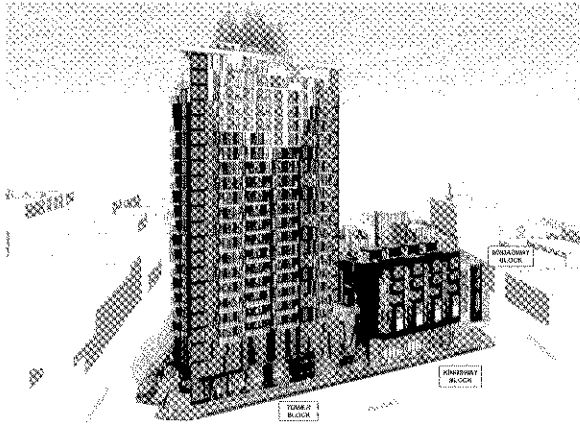
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**GENERAL NOTES:**  
 1. All signage is shown for reference only and is not to scale and is subject to change. Signage is approved by the City of Toronto and is shown for reference only.



1 Aerial view looking northeast



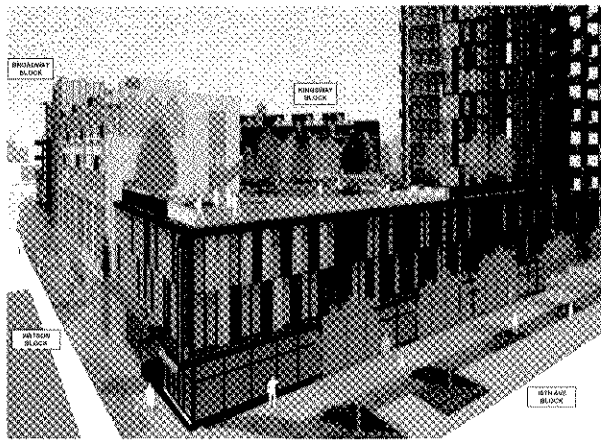
2 Aerial view looking west



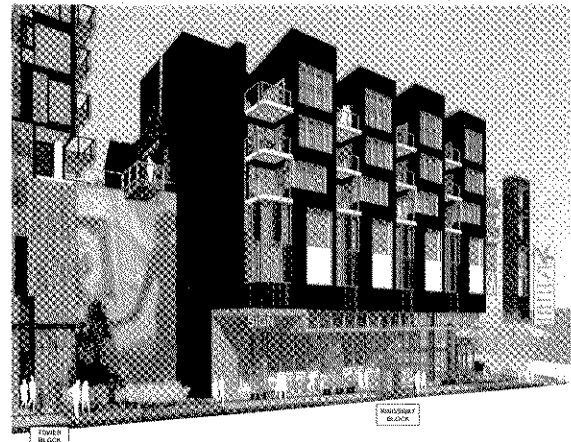
3 Aerial view of tower block



4 View of Broadway at Watson Street



5 View of 10th Avenue at Watson Street



6 Street view on Kingsway

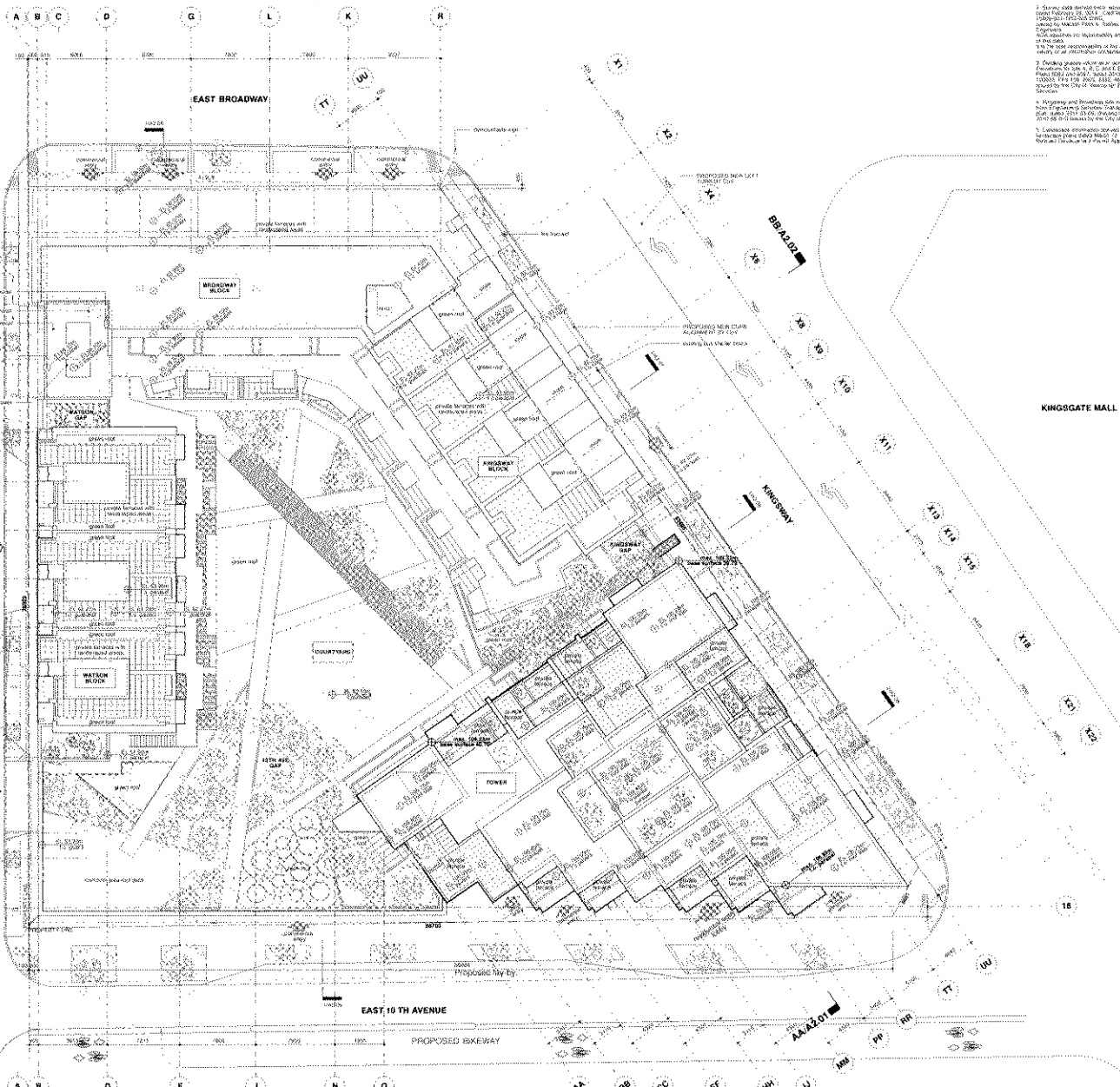
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**Kingsway + Broadway**

Acton Ostry Architects Inc. Project No. 1000-0000

DATE	REV
10/11/2014	10-000-0000
PROJECT NAME	Kingsway + Broadway
CLIENT	Acton Ostry Architects Inc.
SCALE	1:1000
DATE	10/11/2014

CC/A2.03 AA/A2.01



**GENERAL NOTES**

1. THE DRAWING IS A DESIGN ONLY. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY.
2. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND THE BC BUILDING ACT AND REGULATIONS.
3. CONSULT WITH THE CITY OF VANCOUVER FOR ALL INFORMATION REGARDING THE CITY'S ZONING BY-LAW AND REGULATIONS.
4. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND REGULATIONS.
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10. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND REGULATIONS.

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**Kingsway + Broadway**  
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 385 East 10th Avenue

PLAN  
 1:50  
 1:200  
 1:500  
 1:1000  
 1:2000  
 1:5000

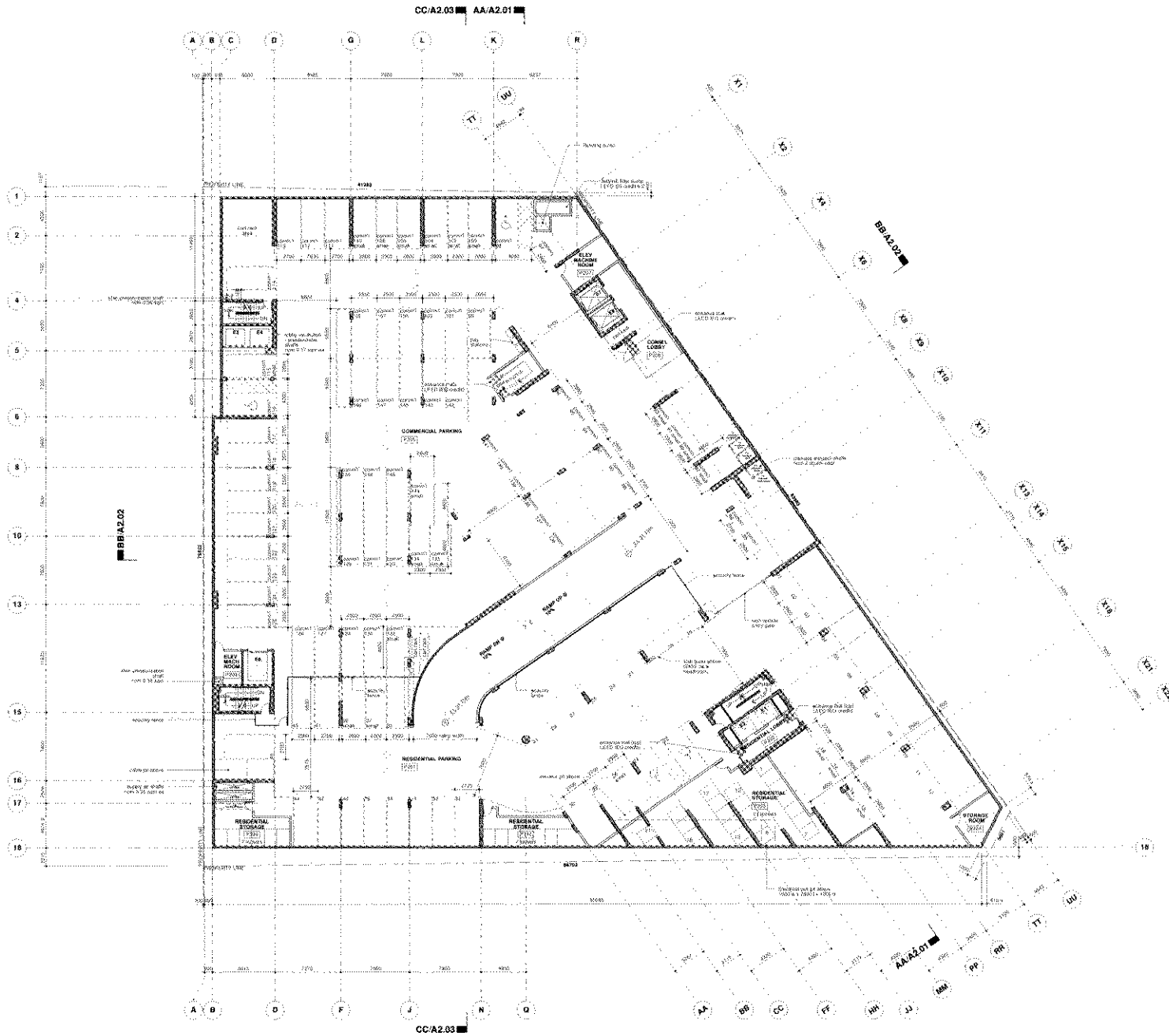
Site Plan  
 A0.06

Appendix C; page 7 of 56









DATE: 05/14/2017  
 05/14/2017 09:56:56  
 05/14/2017 09:56:56

**GENERAL NOTES:**

1. All dimensions are in feet and inches unless otherwise noted.

2. All dimensions are to the centerline of the wall unless otherwise noted.

3. All dimensions are to the centerline of the wall unless otherwise noted.

4. All dimensions are to the centerline of the wall unless otherwise noted.

5. All dimensions are to the centerline of the wall unless otherwise noted.

6. All dimensions are to the centerline of the wall unless otherwise noted.

7. All dimensions are to the centerline of the wall unless otherwise noted.

8. All dimensions are to the centerline of the wall unless otherwise noted.

9. All dimensions are to the centerline of the wall unless otherwise noted.

10. All dimensions are to the centerline of the wall unless otherwise noted.

11. All dimensions are to the centerline of the wall unless otherwise noted.

12. All dimensions are to the centerline of the wall unless otherwise noted.

13. All dimensions are to the centerline of the wall unless otherwise noted.

14. All dimensions are to the centerline of the wall unless otherwise noted.

15. All dimensions are to the centerline of the wall unless otherwise noted.

16. All dimensions are to the centerline of the wall unless otherwise noted.

17. All dimensions are to the centerline of the wall unless otherwise noted.

18. All dimensions are to the centerline of the wall unless otherwise noted.

19. All dimensions are to the centerline of the wall unless otherwise noted.

20. All dimensions are to the centerline of the wall unless otherwise noted.

**ACTION OSTRY ARCHITECTS INC.**

3114 S. Laurel  
 Vancouver, BC  
 Canada V6J 1N8  
 T: 604-274-7104  
 F: 604-274-7105  
 www.actionostry.com

**Kingsway + Broadway**

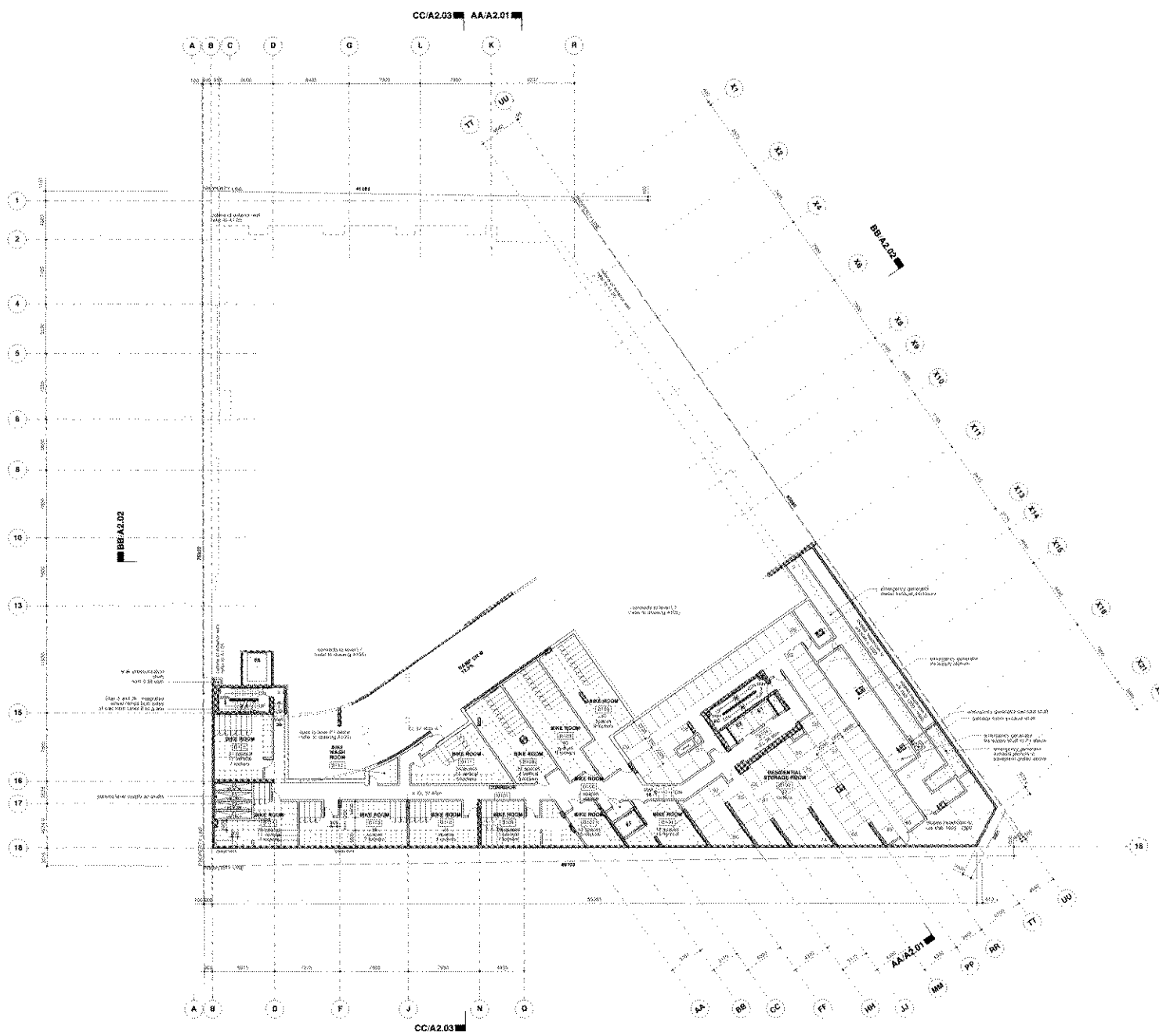
Plan: Kingsway + Broadway Properties Ltd  
 785 East 18th Avenue

DATE:	05/14/2017
PROJECT:	Kingsway + Broadway
CLIENT:	Kingsway + Broadway Properties Ltd
SCALE:	1/8" = 1'-0"
BY:	[Signature]

**Parking Level P2**

A1.02





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DATE: 01/14/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**GENERAL NOTES:**

1. Refer to the site plan and zoning bylaws for site location and zoning requirements.
2. All dimensions are in millimeters unless otherwise specified.
3. All materials and finishes are as shown on the drawings.
4. All work is to be in accordance with the current Ontario Building Code and all applicable regulations.

**Revisions:**

NO.	DESCRIPTION	DATE
1	Issue for construction	01/14/14

**ACTON OSTRY ARCHITECTS INC.**

151 E. Beaver  
 Vancouver, BC  
 Canada V6A 1K1  
 Tel: 604.681.5151  
 Fax: 604.681.5152  
 www.actonostry.com

**Kingsway + Broadway**

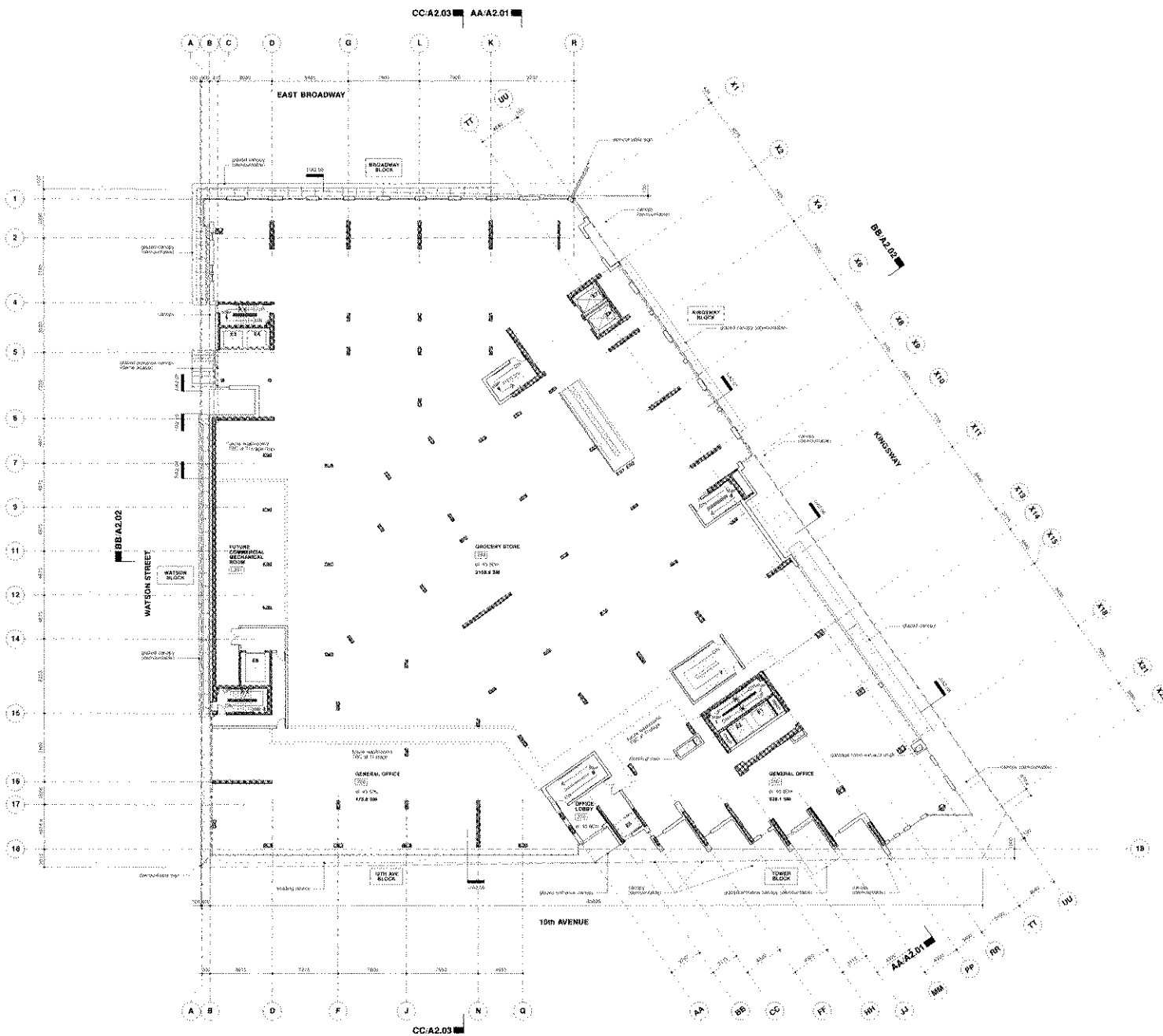
Site Address: Kingsway + Broadway  
 185 East 18th Avenue

Scale:	1/4" = 1'-0"
Orientation:	North
Author:	[Name]
Checker:	[Name]
Approver:	[Name]
Date:	01/14/14

**Parking Level B**

A1.04





1:10 Scale  
 01 to 01-11 - 100% for Design/Construct  
 12 to 12-11 - 100% for Design/Construct

**GENERAL NOTES:**  
 1. All changes to floor or ceiling levels are shown on this plan. All other levels are as shown on the site plan and are subject to change. All levels are in feet above mean sea level.

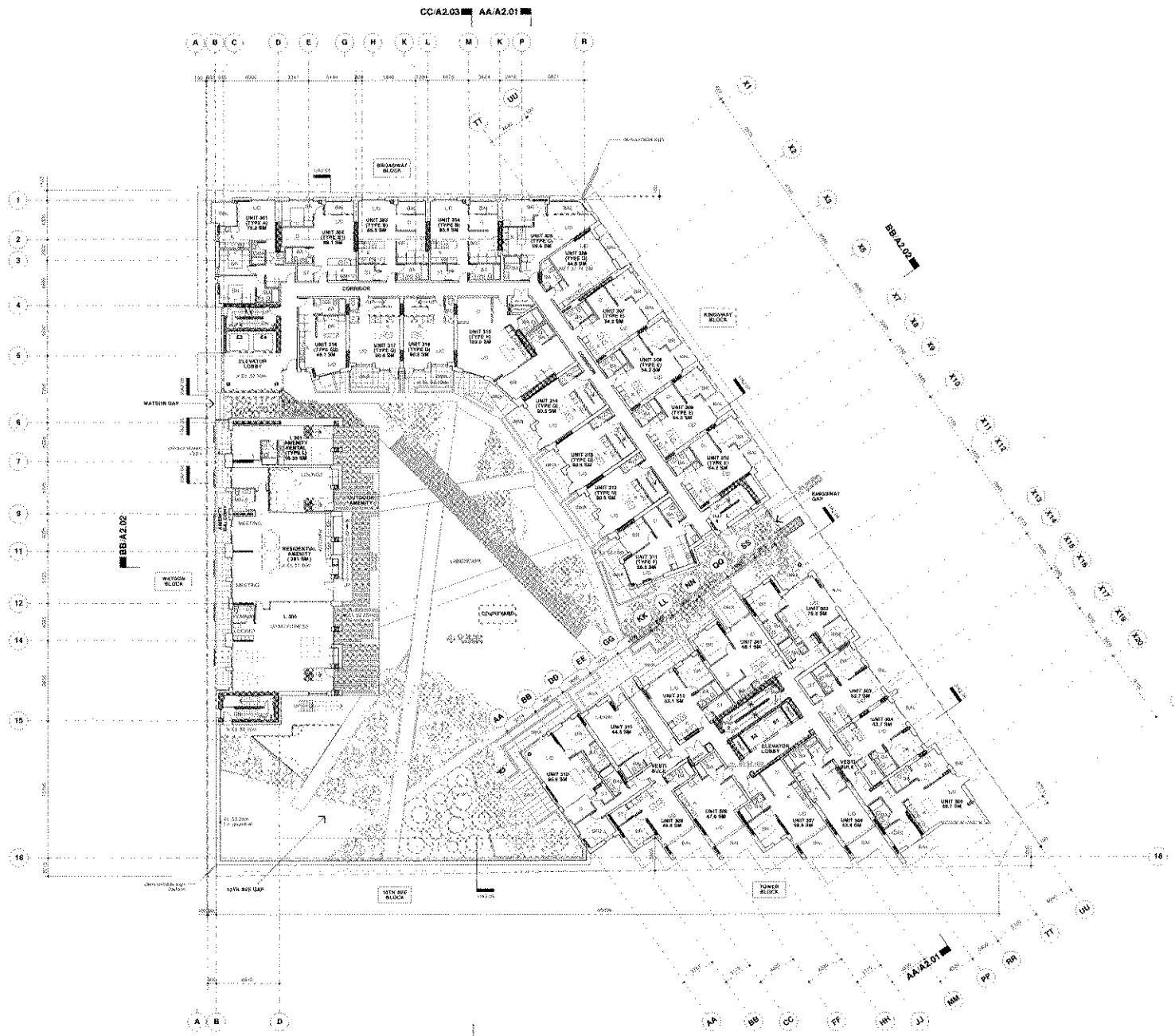
**ACTION OSTRY ARCHITECTS INC.**  
 1111 S. Bloor  
 Toronto, ON  
 Canada M5S 1A2  
 Tel: 416 593 1334  
 Fax: 416 593 1335  
 www.actionostry.ca

**Kingsway + Broadway**  
 See Alliance Kingsway Project and  
 785 East 10th Avenue

date:	02/11/11
by:	1000
project name:	Kingsway + Broadway
client:	Apartment 1000
drawn by:	1000
checked by:	1000



Level 2  
 A1.06



CC/A2.03 AA/A2.01

CC/A2.03

1. If an amendment should be made to this plan, it shall be done in accordance with the provisions of the Act and the Regulations. The amendments shall be made in the form of a separate sheet and shall be submitted to the Council for approval. The Council may, at its discretion, require the applicant to submit a separate sheet for each amendment. The Council may also require the applicant to submit a separate sheet for each amendment. The Council may also require the applicant to submit a separate sheet for each amendment.

15 May 2017 1504 St George's Road  
15 May 2017 Issue by email of Submission

**GENERAL NOTES**

1. No part of this plan shall be used for any purpose not intended by the Council. The Council may, at its discretion, require the applicant to submit a separate sheet for each amendment. The Council may also require the applicant to submit a separate sheet for each amendment.
2. See also other sheets in this set.

**L3 UNIT COUNT**

Category	Count	Area (sqm)
Residential Unit	10	1000.00
Commercial Unit	1	100.00
Other	1	100.00
<b>Total</b>	<b>11</b>	<b>1200.00</b>

**ACTION OSTRY ARCHITECTS INC**

1111 E Avenue  
Melbourne VIC 3048  
T: 03 9412 1000  
F: 03 9412 1000  
info@actionostry.com.au

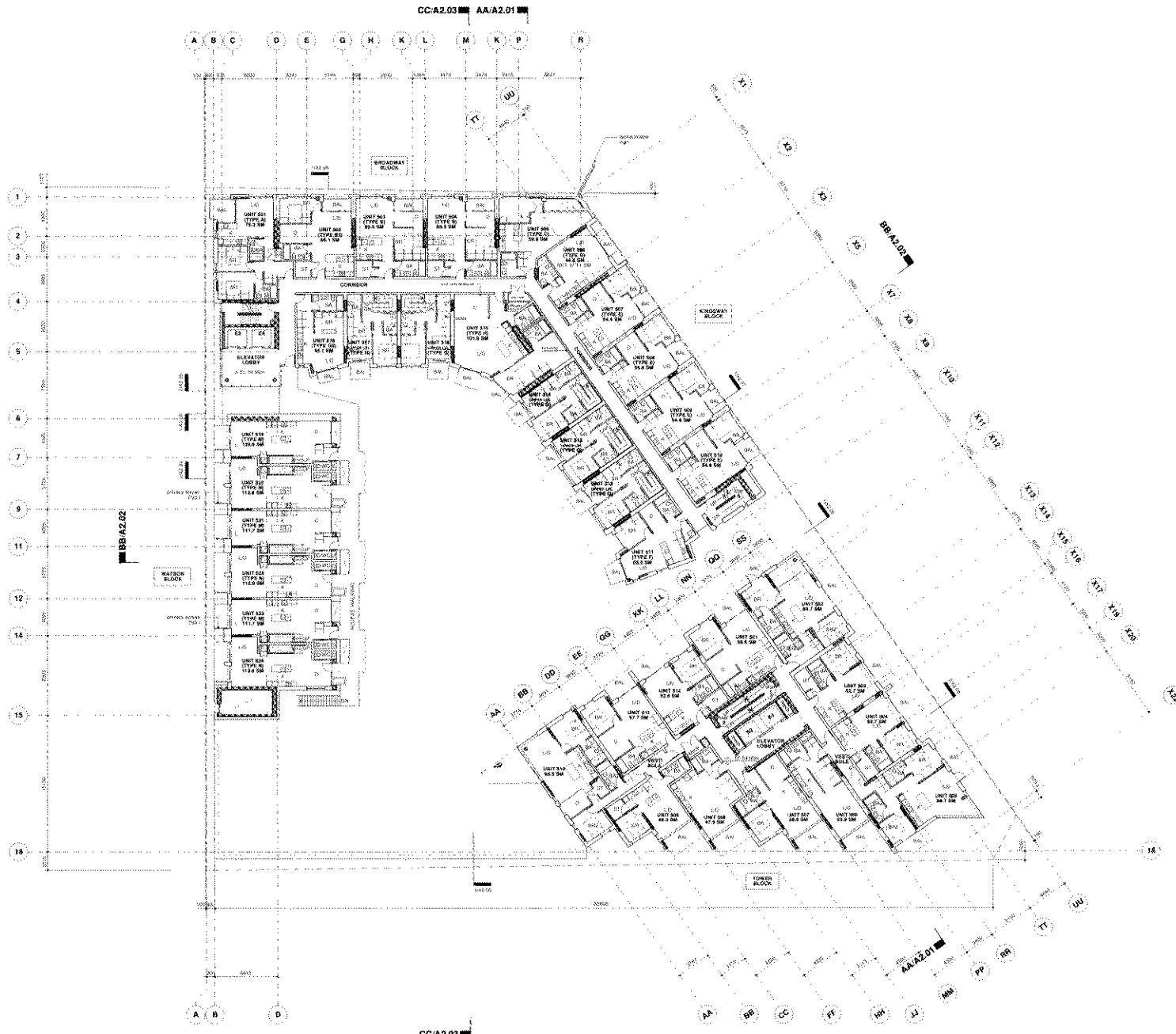
**Kingsway + Broadway**

File: Kingsway+Broadway/Prisground 105  
2017-04-10 10:00:00

Code	Name
1	15 May 2017
0001	Issue
0002	Revision of Submission
0003	Issue

Level 3  
A1.07

Appendix C page 15 of 56



1. All drawings shall be in accordance with the latest edition of the National Building Code of Canada (NBC) and the Ontario Building Code (OBC) and shall conform to the requirements of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).

2. All drawings shall be in accordance with the latest edition of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).

3. All drawings shall be in accordance with the latest edition of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).

**GENERAL NOTES**

- All drawings shall be in accordance with the latest edition of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).
- All drawings shall be in accordance with the latest edition of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).
- All drawings shall be in accordance with the latest edition of the City of Toronto Building Code (TCBC) and the City of Toronto Zoning By-law (Zoning By-law 609 R.1.0).

**LA UNIT COUNT**

UNIT TYPE	COUNT
1 Bedroom	9
2 Bedroom	10
3 Bedroom	10
4 Bedroom	10
<b>TOTAL</b>	<b>39</b>

**SMALL**

UNIT TYPE	COUNT
1 Bedroom	10
2 Bedroom	10
3 Bedroom	10
4 Bedroom	10
<b>TOTAL</b>	<b>40</b>

**ACTON OSTRY ARCHITECTS INC**

111 E. Beaver  
 Vancouver, BC  
 Canada V6B 1G9  
 T: 604.733.3339  
 F: 604.733.3342  
 info@actonostry.ca

**Kingsway + Broadway**

Site: 214000 Kingsway Properties Ltd  
 385 East 100th Avenue

NO.	DATE	BY	REVISION
1	07/11/2014	ACTON OSTRY	ISSUED FOR PERMIT
2	07/11/2014	ACTON OSTRY	ISSUED FOR PERMIT
3	07/11/2014	ACTON OSTRY	ISSUED FOR PERMIT

Level 4  
 A1.08

Appendix C page 16 of 56



1. This drawing is the property of the Architect and shall remain his/her property. It shall not be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in this drawing. The Architect shall not be responsible for any construction or other work done in reliance on this drawing. The Architect shall not be responsible for any damage to any property or person caused by the use of this drawing.

DATE: 22 Jun 2015  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

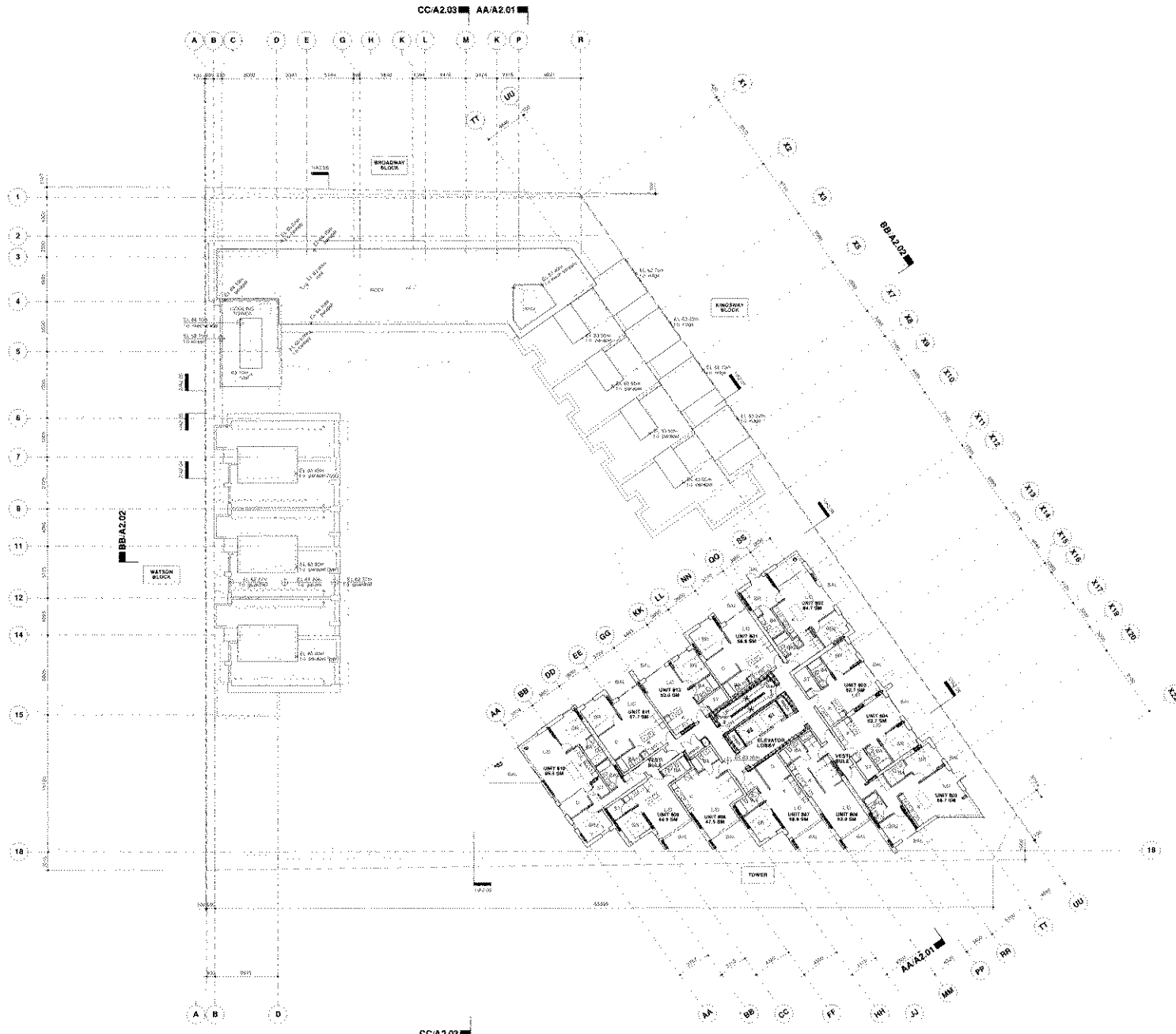
- GENERAL NOTES**
1. To be used in conjunction with the other drawings of this project.
  2. All dimensions are in millimeters unless otherwise stated.
  3. All dimensions are to the centerline of walls and columns unless otherwise stated.
  4. All dimensions are to the face of walls and columns unless otherwise stated.
  5. All dimensions are to the centerline of doors and windows unless otherwise stated.
  6. All dimensions are to the face of doors and windows unless otherwise stated.
  7. All dimensions are to the centerline of stairs and ramps unless otherwise stated.
  8. All dimensions are to the face of stairs and ramps unless otherwise stated.
  9. All dimensions are to the centerline of balconies and terraces unless otherwise stated.
  10. All dimensions are to the face of balconies and terraces unless otherwise stated.
  11. All dimensions are to the centerline of columns and beams unless otherwise stated.
  12. All dimensions are to the face of columns and beams unless otherwise stated.
  13. All dimensions are to the centerline of walls and columns unless otherwise stated.
  14. All dimensions are to the face of walls and columns unless otherwise stated.
  15. All dimensions are to the centerline of doors and windows unless otherwise stated.
  16. All dimensions are to the face of doors and windows unless otherwise stated.
  17. All dimensions are to the centerline of stairs and ramps unless otherwise stated.
  18. All dimensions are to the face of stairs and ramps unless otherwise stated.

**5A UNIT COUNT**

Unit Type	Count	Total Area (sqm)
1 Bedroom Unit	2	120.00
2 Bedroom Unit	1	180.00
3 Bedroom Unit	1	240.00
4 Bedroom Unit	1	300.00
5 Bedroom Unit	1	360.00
6 Bedroom Unit	1	420.00
7 Bedroom Unit	1	480.00
8 Bedroom Unit	1	540.00
9 Bedroom Unit	1	600.00
10 Bedroom Unit	1	660.00
11 Bedroom Unit	1	720.00
12 Bedroom Unit	1	780.00
13 Bedroom Unit	1	840.00
14 Bedroom Unit	1	900.00
15 Bedroom Unit	1	960.00
16 Bedroom Unit	1	1020.00
17 Bedroom Unit	1	1080.00
18 Bedroom Unit	1	1140.00
19 Bedroom Unit	1	1200.00
20 Bedroom Unit	1	1260.00
21 Bedroom Unit	1	1320.00
22 Bedroom Unit	1	1380.00
23 Bedroom Unit	1	1440.00
24 Bedroom Unit	1	1500.00
25 Bedroom Unit	1	1560.00
26 Bedroom Unit	1	1620.00
27 Bedroom Unit	1	1680.00
28 Bedroom Unit	1	1740.00
29 Bedroom Unit	1	1800.00
30 Bedroom Unit	1	1860.00
31 Bedroom Unit	1	1920.00
32 Bedroom Unit	1	1980.00
33 Bedroom Unit	1	2040.00
34 Bedroom Unit	1	2100.00
35 Bedroom Unit	1	2160.00
36 Bedroom Unit	1	2220.00
37 Bedroom Unit	1	2280.00
38 Bedroom Unit	1	2340.00
39 Bedroom Unit	1	2400.00
40 Bedroom Unit	1	2460.00
41 Bedroom Unit	1	2520.00
42 Bedroom Unit	1	2580.00
43 Bedroom Unit	1	2640.00
44 Bedroom Unit	1	2700.00
45 Bedroom Unit	1	2760.00
46 Bedroom Unit	1	2820.00
47 Bedroom Unit	1	2880.00
48 Bedroom Unit	1	2940.00
49 Bedroom Unit	1	3000.00
50 Bedroom Unit	1	3060.00
51 Bedroom Unit	1	3120.00
52 Bedroom Unit	1	3180.00
53 Bedroom Unit	1	3240.00
54 Bedroom Unit	1	3300.00
55 Bedroom Unit	1	3360.00
56 Bedroom Unit	1	3420.00
57 Bedroom Unit	1	3480.00
58 Bedroom Unit	1	3540.00
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302 Bedroom Unit	1	18180.0







1/18/2014 10:00 AM  
 1/18/2014 10:00 AM  
 1/18/2014 10:00 AM  
 1/18/2014 10:00 AM

VT UNIT DESIGN  
 1/18/2014 10:00 AM  
 1/18/2014 10:00 AM  
 1/18/2014 10:00 AM  
 1/18/2014 10:00 AM

ACTON OSTRY  
 ARCHITECTS INC  
 1111 S. ALBANY  
 FLOOR 10  
 1000 EAST 1000 AVENUE  
 SUITE 1000  
 ALBANY, NY 12206

Kingsway +  
 Broadway  
 King, Albany (King) Properties Ltd  
 100 East 1000 Avenue

DATE	BY
1/18/2014	1/18/2014
PROJECT NAME	ALBANY
PROJECT NO.	ALBANY
DATE	PROJECT NO.
1/18/2014	ALBANY
1/18/2014	ALBANY



Level 7  
 A1.11

Appendix C page 9 of 16

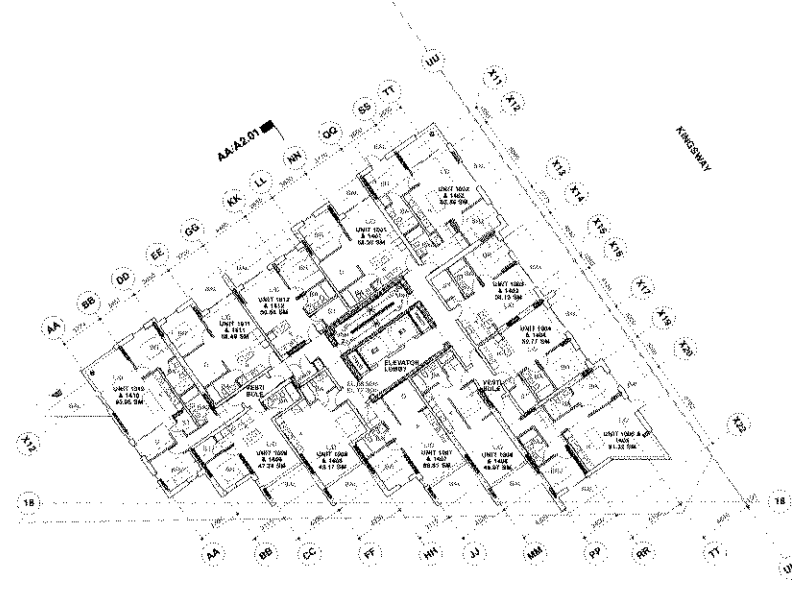
10. All types of work shall be completed in a timely manner and shall be subject to the approval of the City of Toronto. The City of Toronto reserves the right to require the contractor to provide a performance bond for the work. The contractor shall be responsible for obtaining all necessary permits and licenses for the work. The contractor shall be responsible for obtaining all necessary insurance for the work. The contractor shall be responsible for obtaining all necessary approvals for the work. The contractor shall be responsible for obtaining all necessary approvals for the work.

11. The contractor shall be responsible for obtaining all necessary approvals for the work. The contractor shall be responsible for obtaining all necessary approvals for the work. The contractor shall be responsible for obtaining all necessary approvals for the work. The contractor shall be responsible for obtaining all necessary approvals for the work.



10TH AVENUE

1 Levels 8 & 11



10TH AVENUE

2 Levels 9 & 12

8-13 UNIT COUNT

UNIT	NO.
8-13 UNIT COUNT	13
TOTAL	13

8-13 UNIT P3 UNDER



10TH AVENUE

3 Levels 10 & 13

**ACTION STRY ARCHITECTS INC.**

1111 2 Avenue  
 Toronto, ON  
 Canada M5G 1S7  
 416-593-2144  
 1-888-593-2144  
 actionstry.com

**Kingsway + Broadway**

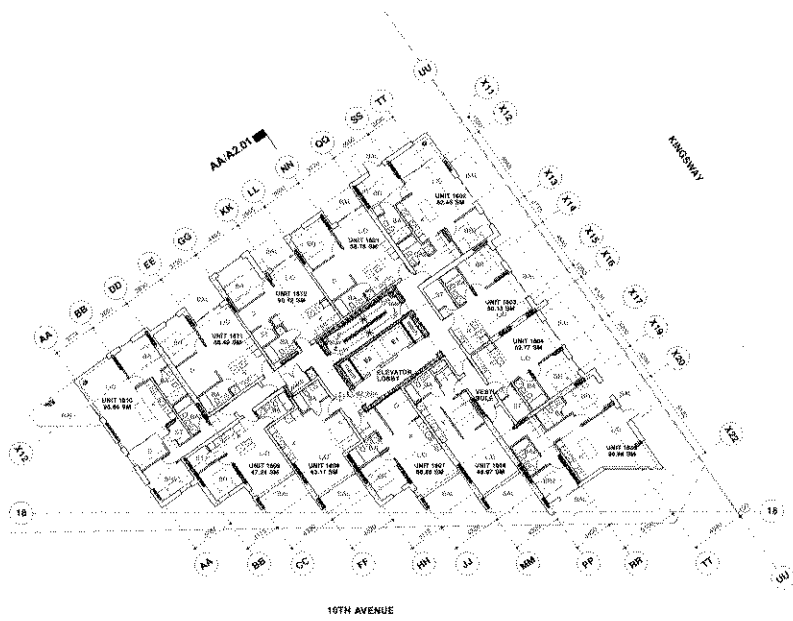
Blue Alliance Kingsway Properties Ltd  
 285 East Beaver Avenue

Scale	Date
1:200	18-Nov-2010
PROJECT NO.	10000
NO.	Revised 01/10/Account
Sheet	10000A
BY	10/10

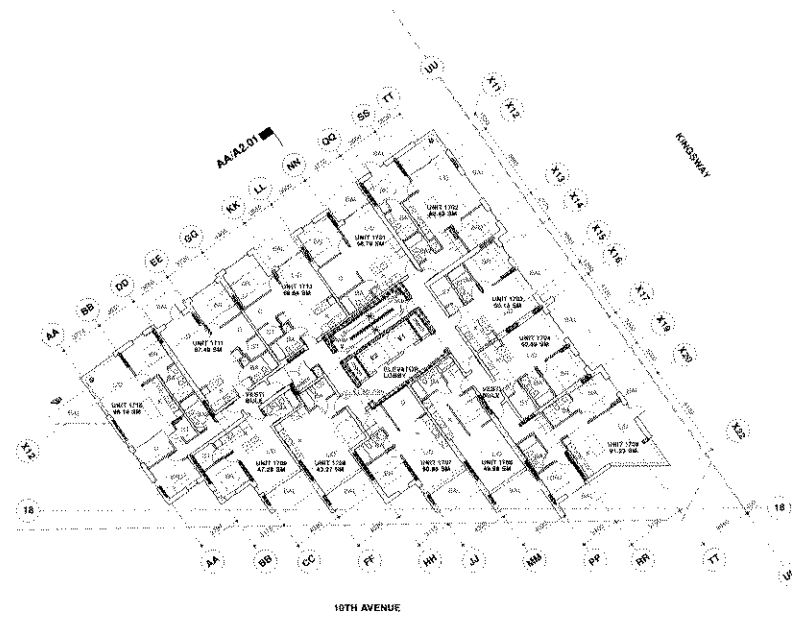


Level 8-13  
 Appendix C  
 A1.12

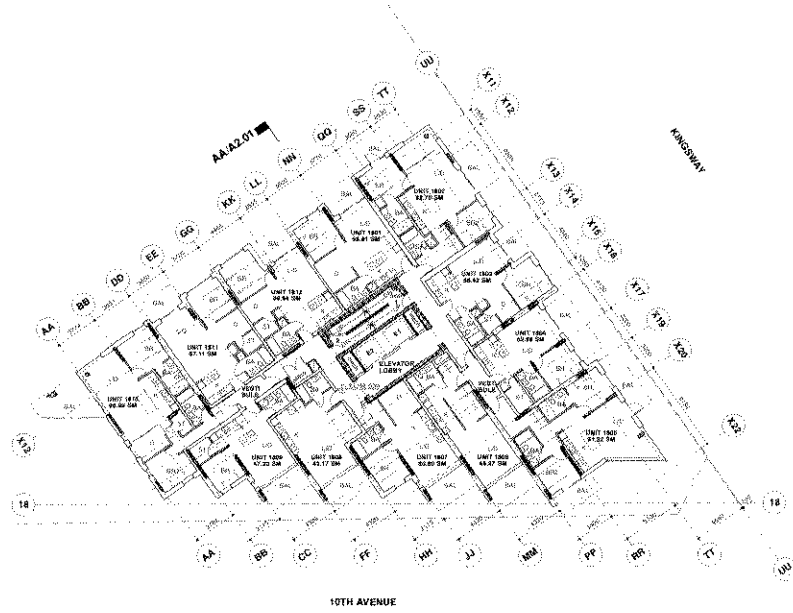
1/14/2014 10:00 AM  
 15 May 2014 10:00 AM  
 15 May 2014 10:00 AM



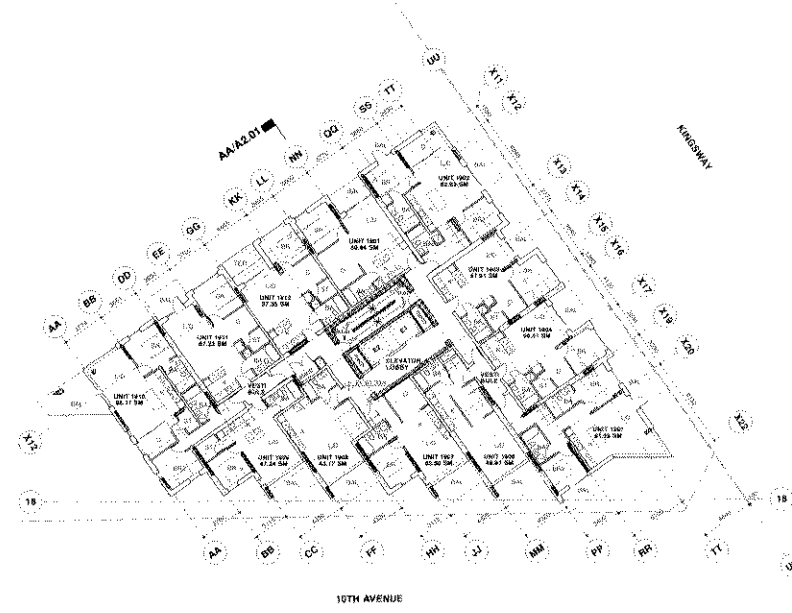
1 Level 14 : Floor 14



2 Level 15 : Floor 15



3 Level 16 : Floor 16



4 Level 17 : Floor 17

L14-17 UNIT COUNT  
 UNIT  
 14-17  
 14-17

ACTON OSTRY  
 ARCHITECTS INC  
 2111 S Avenue  
 Vancouver BC  
 604 681 1122  
 7 604 441 1842  
 7 604 763 8221  
 2008/00000000

Kingsway +  
 Broadway

Re: 14000 Kingsway Properties and  
 1401 Kingsway

DATE: 15 Mar 2014  
 PROJECT: 14000  
 DRAWN: [Name]  
 CHECK: [Name]

Level 14-17  
 A1.13

18-21 UNIT COUNT

18-21 UNIT COUNT

18-21 UNIT COUNT

ACTON OSTRY ARCHITECTS INC.

1711 B. Ave. W.  
Vancouver, BC  
V6L 2R6  
Tel: 604.775.5554  
Fax: 604.775.5555  
www.actonostry.com

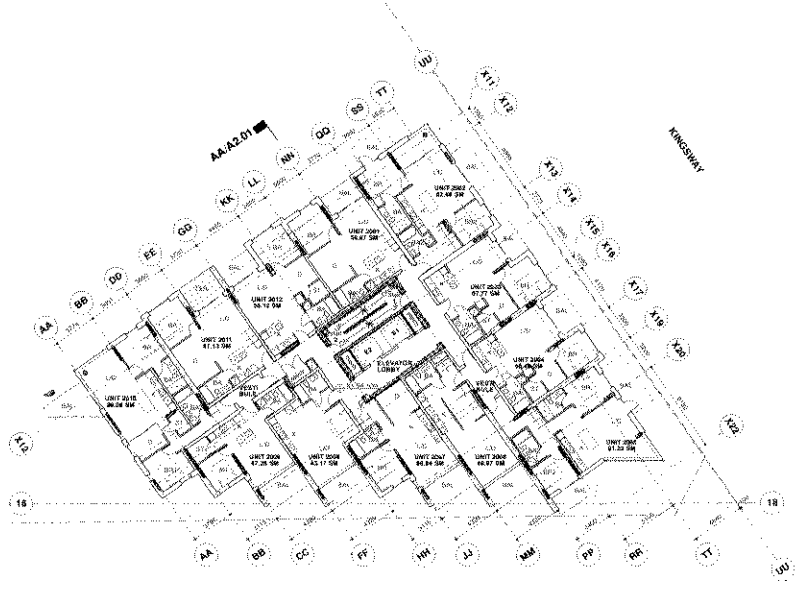
Kingsway + Broadway

Site Alliance (Kingsway) Properties Ltd  
495 East 10th Avenue

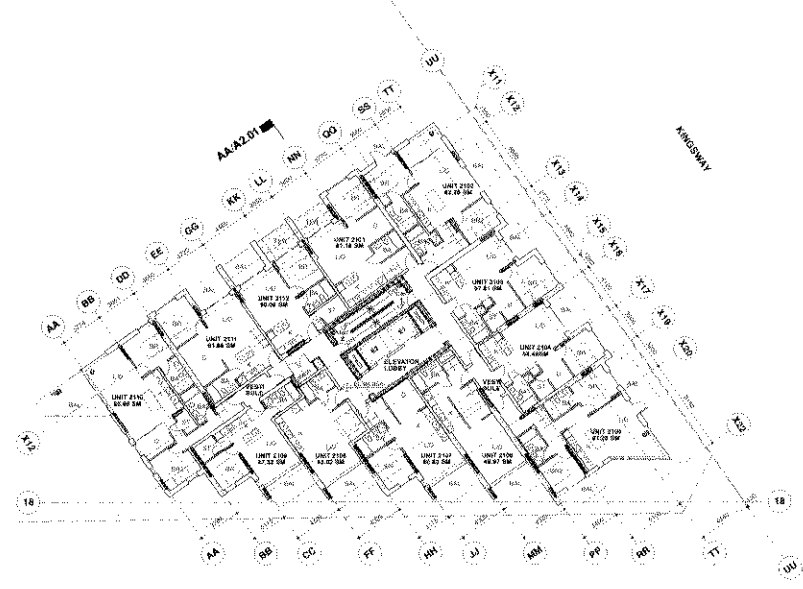
Arch:	Acton Ostry
Arch. Title:	Architect
Client:	Site Alliance (Kingsway) Properties Ltd
Project Name:	18-21 Kingsway
Date:	2018.08.01



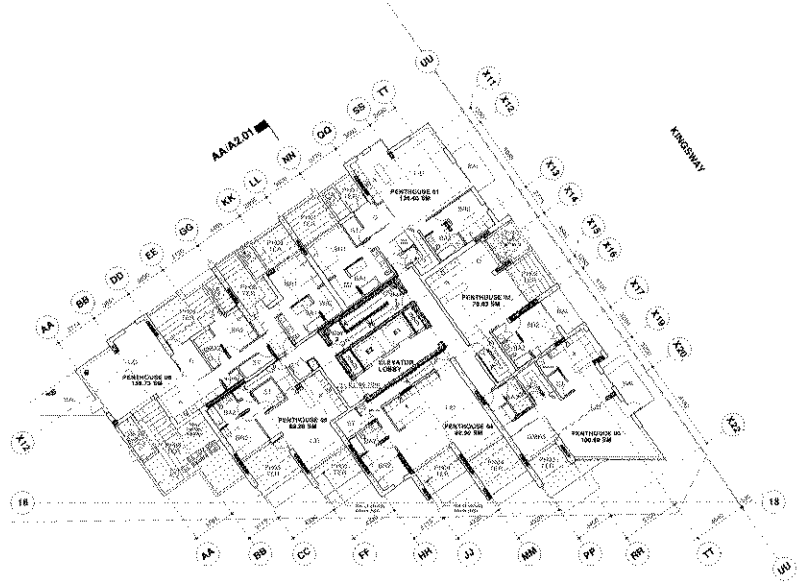
Level 18-21  
A1.14



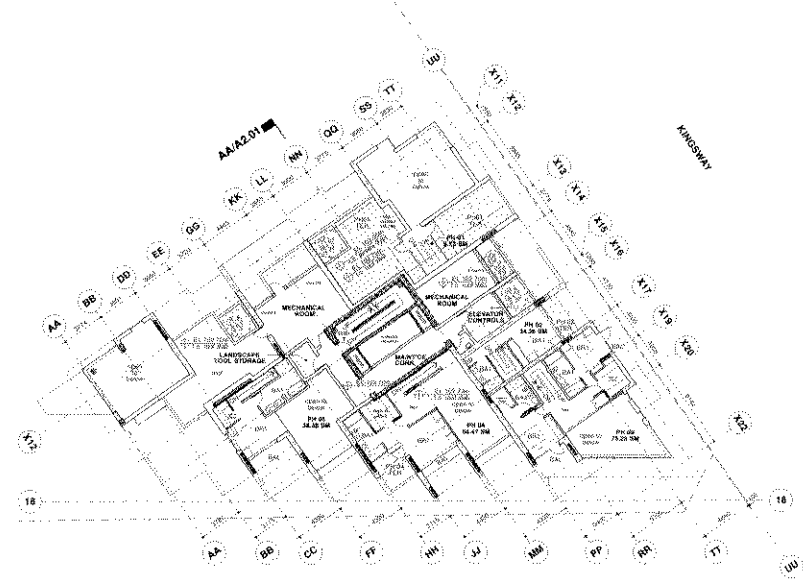
1 Level 18 - Floor 18



2 Level 19 - Floor 21



3 Level 20 - Floor PH1

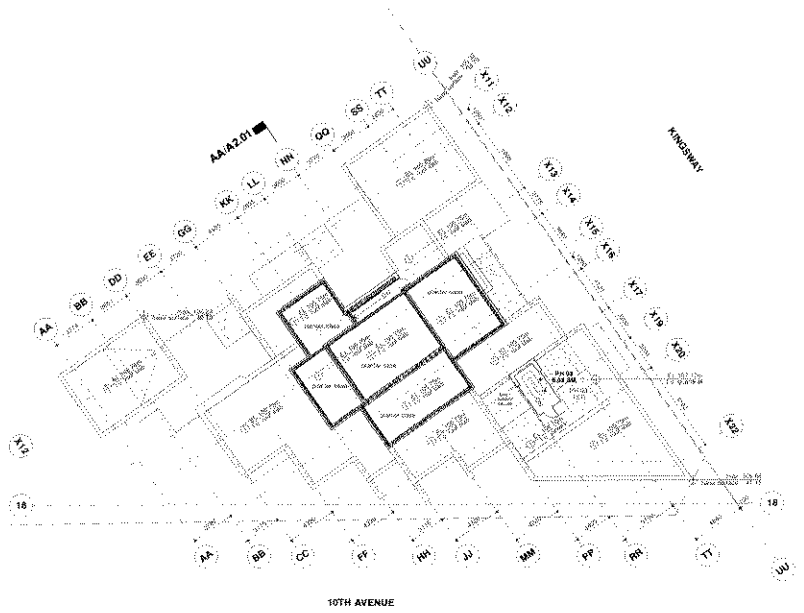


4 Level 21 - Floor PH2

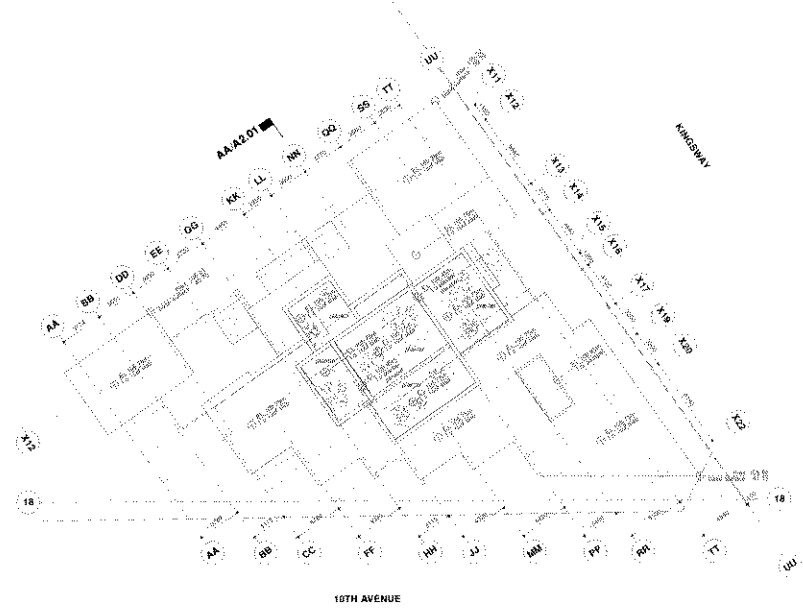
Appendix C; page 22 of 56

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DATE: 15 Mar 2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: Kingsway + Broadway



1 Roof Exit



2 Roof Plan

**ACTON OSTRY ARCHITECTS INC.**

11115 Avenue  
 Vancouver, BC  
 V6R 0K1  
 Tel: 604-273-0844  
 Fax: 604-273-0845  
 acton@acton-ostry.com

**Kingsway + Broadway**

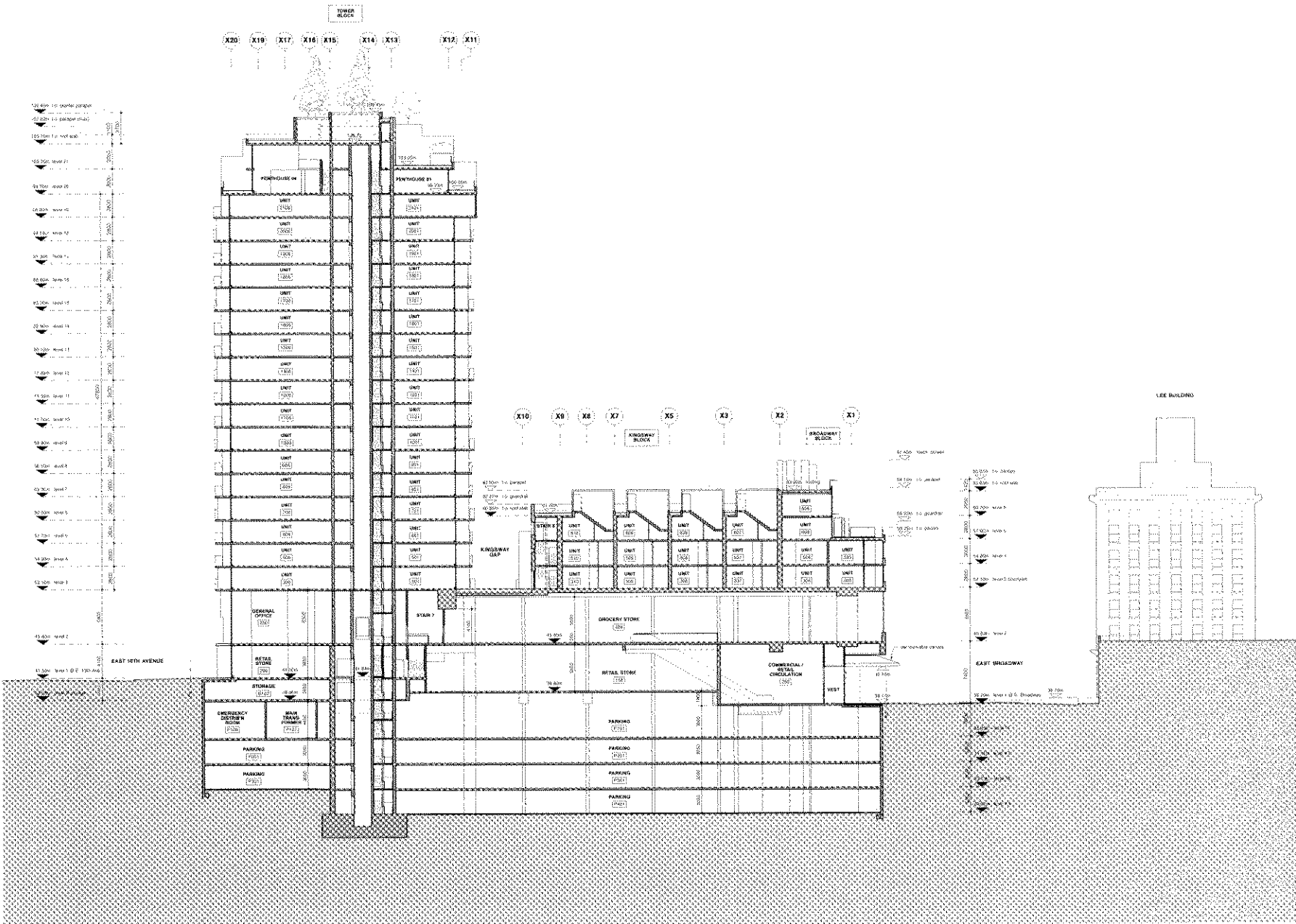
Phase 1 - Kingsway + Broadway Program and  
 200 - 600 - 1000 - Avenue

DATE:	001
PROJECT NO.:	12-001-2014
DATE:	15 Mar 2014
PROJECT NAME:	Kingsway + Broadway
PROJECT LOCATION:	10th Avenue
PROJECT OWNER:	REGINA

**Roof Plans**  
 A1.15

Appendix C; page 23 of 56

of design and construction shall be made in accordance with the applicable building codes and standards. The design shall be subject to the review and approval of the appropriate authorities. The design shall be subject to the review and approval of the appropriate authorities. The design shall be subject to the review and approval of the appropriate authorities.



**ACTON OSTRY ARCHITECTS INC.**

1111 8 Avenue  
 Vancouver, BC  
 Canada V6C 3K8  
 Phone: 779 1544  
 Fax: 684 8225  
 www.actonostry.ca

**Kingsway + Broadway**

Act + Ostry (Kingsway) Project 102  
 2015 June 10th revision

DATE	2015
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2	2015
3	2015
4	2015
5	2015
6	2015
7	2015
8	2015
9	2015
10	2015

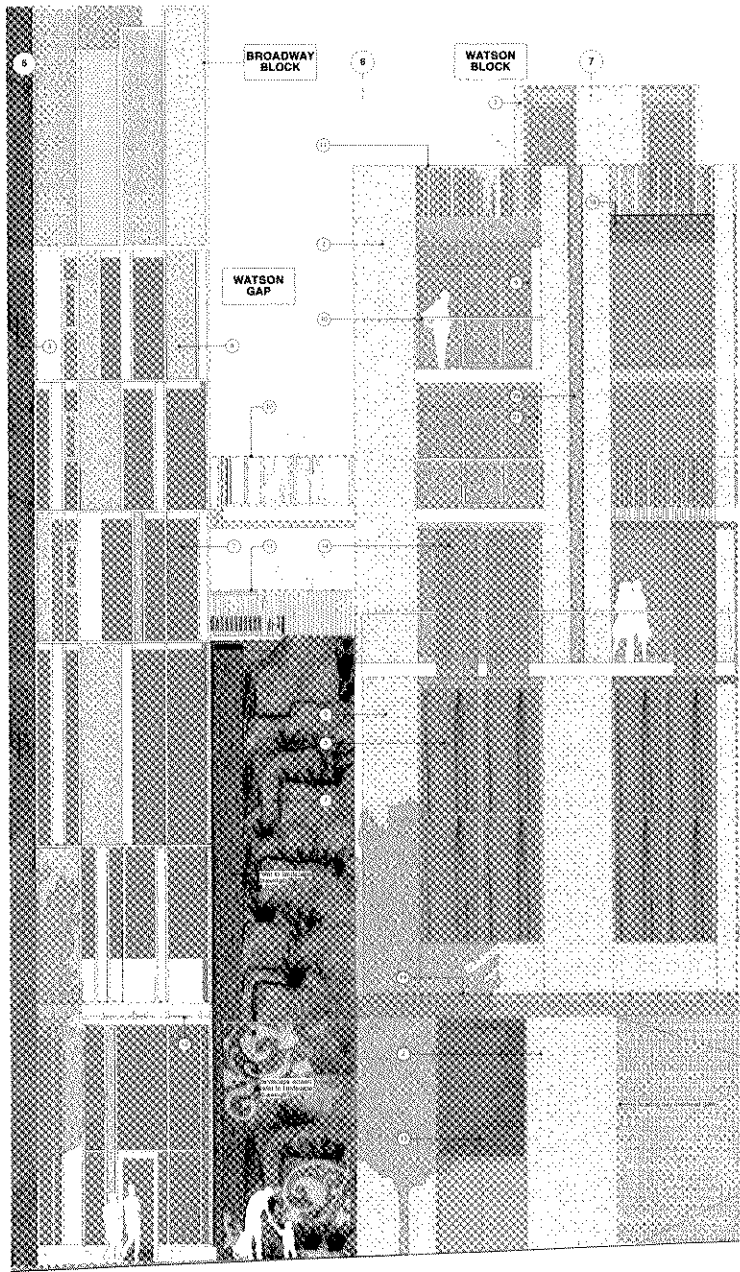
Section AA  
 Drawing number  
**A2.01**

Appendix C; page 24 of 56

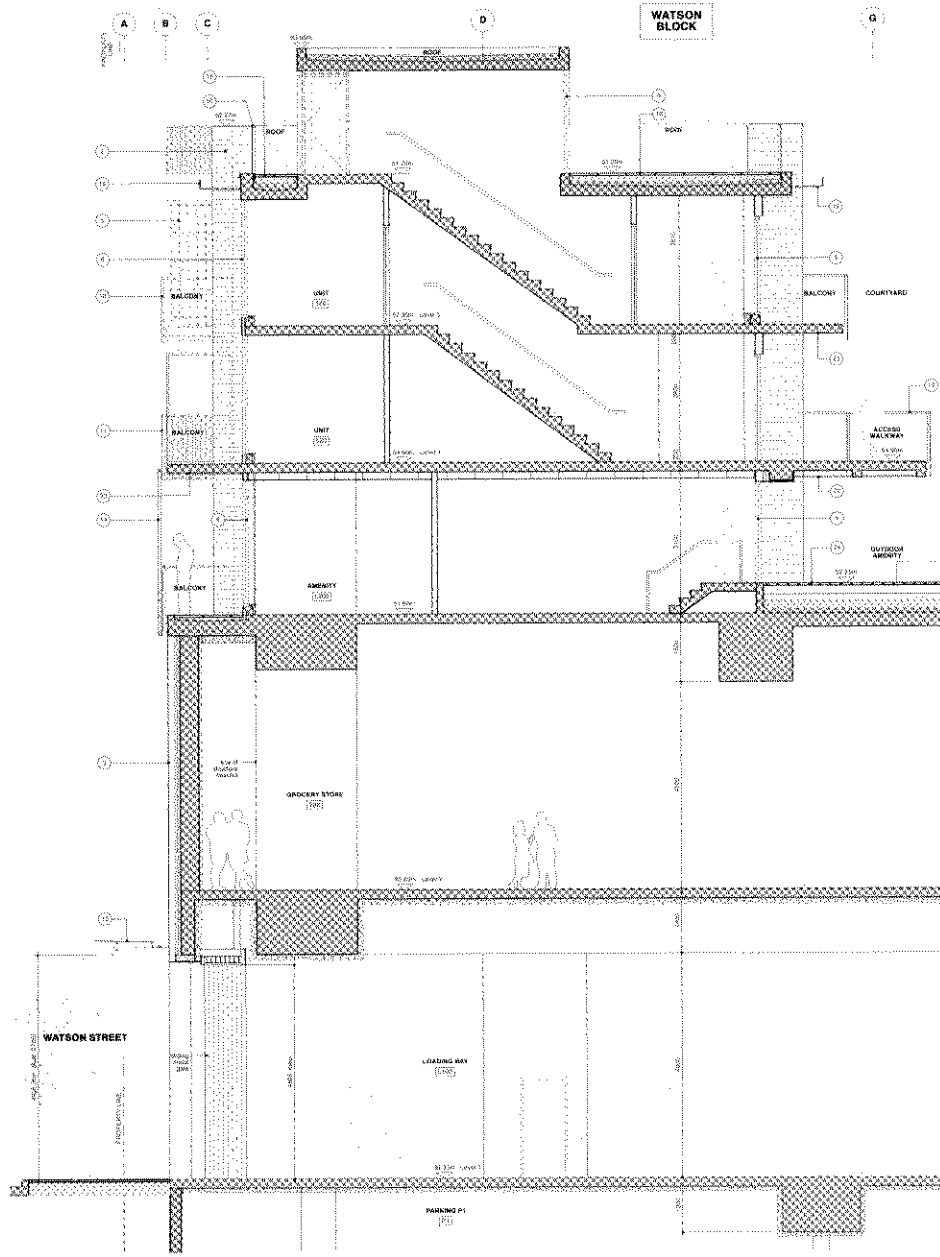








1 Watson Street Elevation  
1.25



2 Watson Street Wall Section 1  
1.25

- Legend**
- 1 Brick masonry, exterior, patterned, colored
  - 2 Brick masonry
  - 3 High strength concrete/terrace panels
  - 4 Metal cladding panels
  - 5 Glass (double-pane ins. glazing)
  - 6 Glazing
  - 7 Concrete glass balustrade
  - 8 Concrete glazing
  - 9 Glass
  - 10 Glass/aluminum curtain wall
  - 11 Aluminum curtain panel
  - 12 Steel reinforcement
  - 13 Reinforced concrete masonry block
  - 14 Concrete masonry block
  - 15 Concrete masonry
  - 16 Steel concrete composite panels
  - 17 Glass roof
  - 18 Open balcony
  - 19 Reinforced concrete masonry block
  - 20 Reinforced concrete masonry block
  - 21 Concrete masonry
  - 22 Steel concrete composite panels
  - 23 Glass roof
  - 24 Open balcony
  - 25 Reinforced concrete masonry block
  - 26 Reinforced concrete masonry block
  - 27 Reinforced concrete masonry block
  - 28 Reinforced concrete masonry block
  - 29 Reinforced concrete masonry block
  - 30 Reinforced concrete masonry block

12. All work shall be in accordance with the latest edition of the Building Code of Australia (BCA) and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

13. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

14. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

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26. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

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28. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

29. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards. The contractor shall ensure that all work is completed in accordance with the BCA and the relevant standards.

Appendix C; page 27 of 56

**ACTION OSTRY ARCHITECTS INC.**

1511 S. Avenue  
Melbourne, VIC  
Phone: +61 3 9593 2887  
Fax: +61 3 9593 2888  
www.actionostry.com.au

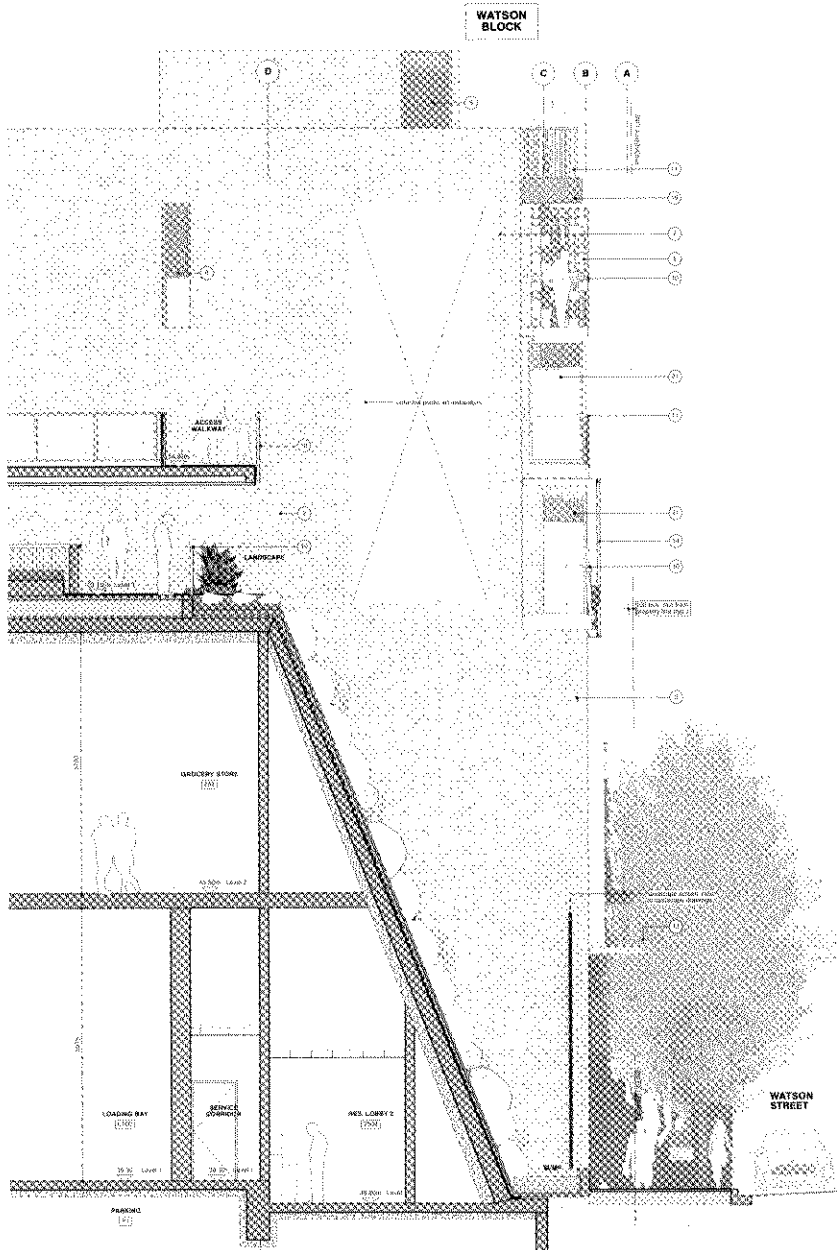
**Kingsway + Broadway**

Site: Kingsway + Broadway Program 130  
285 East 10th Avenue

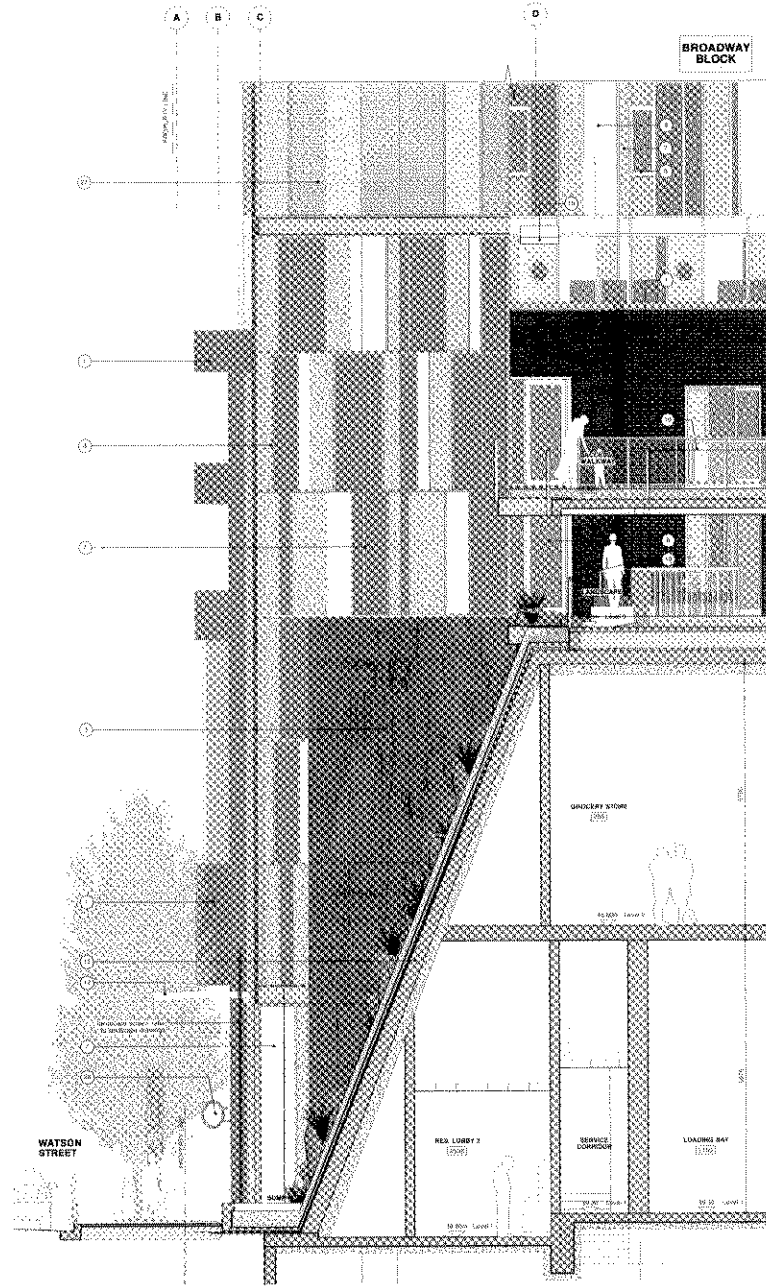
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Date	15/04/2014
Project #	0104
Client	North of Suburban
Drawn	01/04/14
Rev	01/04/14

**Watson Elevation & Wall Section**

A2.04



1 Watson Street Gap Wall Section 1 | Looking South  
1/20



2 Watson Street Gap Wall Section 2 | Looking North  
1/20

- Legend**
- 1. Brick masonry, varying patterns, colors
  - 2. Brick masonry
  - 3. High pressure concrete tapered column
  - 4. Large building panel
  - 5. High pressure concrete slab floor
  - 6. Glazing
  - 7. Insulated glass assembly
  - 8. Coloured glazing
  - 9. Glass
  - 10. Glass panel in aluminium frame
  - 11. Aluminium spigot joint
  - 12. Steel fastening cleangrip
  - 13. One double glazed window & door
  - 14. One double glazed door window screen door
  - 15. Concrete structure
  - 16. Cast in place concrete slabs
  - 17. Green roof
  - 18. Open terraces
  - 19. Differentiated concrete slabs
  - 20. Insulated concrete slabs
  - 21. Insulated concrete slabs
  - 22. Insulated concrete slabs
  - 23. Insulated concrete slabs
  - 24. Insulated concrete slabs
  - 25. Insulated concrete slabs
  - 26. Insulated concrete slabs
  - 27. Insulated concrete slabs
  - 28. Insulated concrete slabs
  - 29. Insulated concrete slabs
  - 30. Insulated concrete slabs

As shown on these drawings, the proposed building is a multi-story structure, located on the corner of Watson Street and Broadway. The proposed building is a multi-story structure, located on the corner of Watson Street and Broadway. The proposed building is a multi-story structure, located on the corner of Watson Street and Broadway.

**GENERAL NOTES:**

1. All dimensions shown are in millimeters (mm) and metric.
2. All dimensions shown are in millimeters (mm) and metric.
3. All dimensions shown are in millimeters (mm) and metric.
4. All dimensions shown are in millimeters (mm) and metric.
5. All dimensions shown are in millimeters (mm) and metric.

**ACON OSTBY ARCHITECTS INC.**  
 1111 8 Avenue  
 Vancouver, BC  
 Canada V6C 2E9  
 T 604 734 3334  
 F 604 734 3334  
 www.aconostby.com

**Kingsway + Broadway**  
 King + Broad + Kingsway Programmes Ltd  
 395 East 10th Avenue

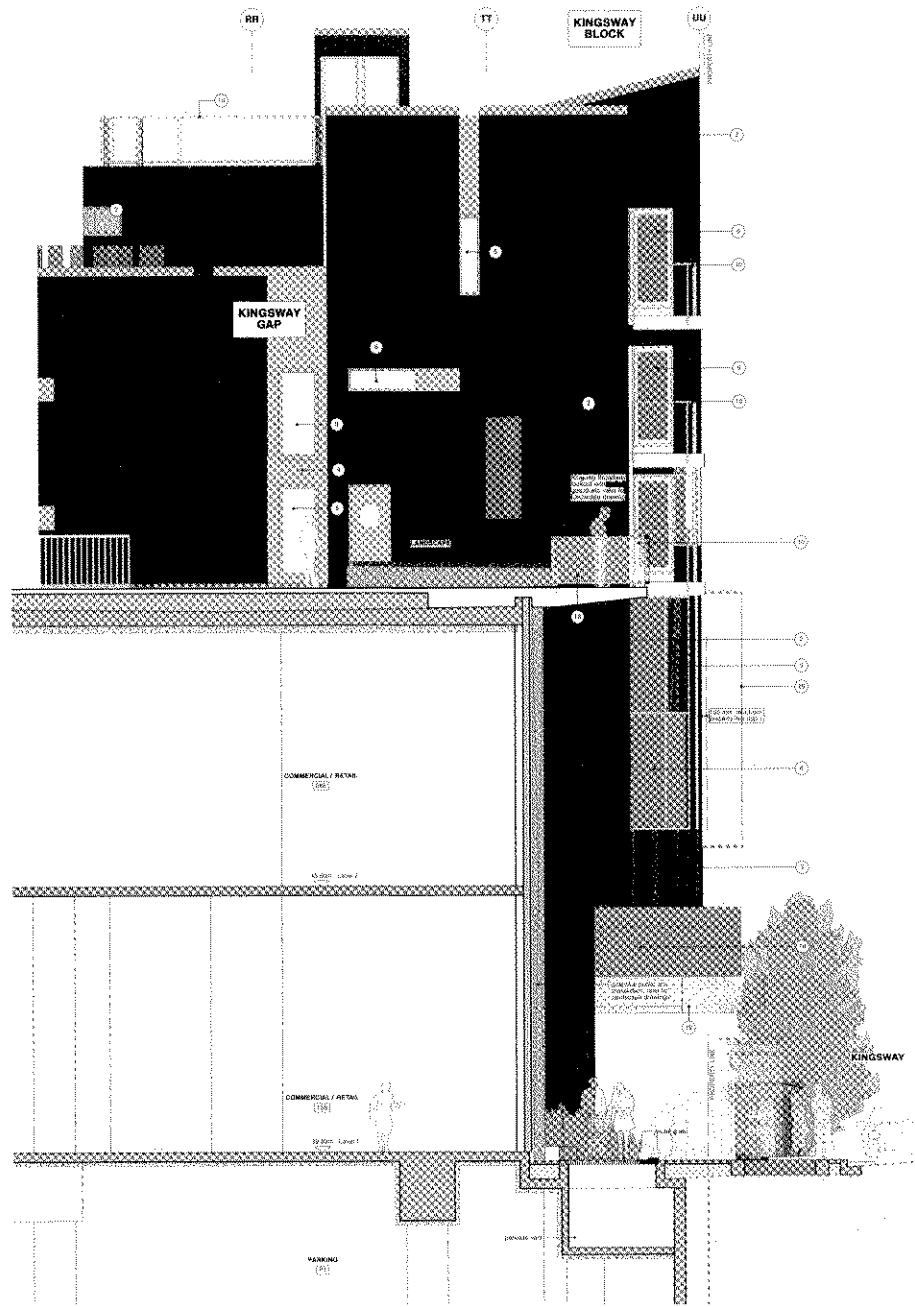
DATE	04/11/2014
PROJECT NAME	1804
CLIENT	King + Broad + Kingsway
DESIGNER	ACON OSTBY
SCALE	AS SHOWN

**Watson Gap + Wall Section**  
 A2.05

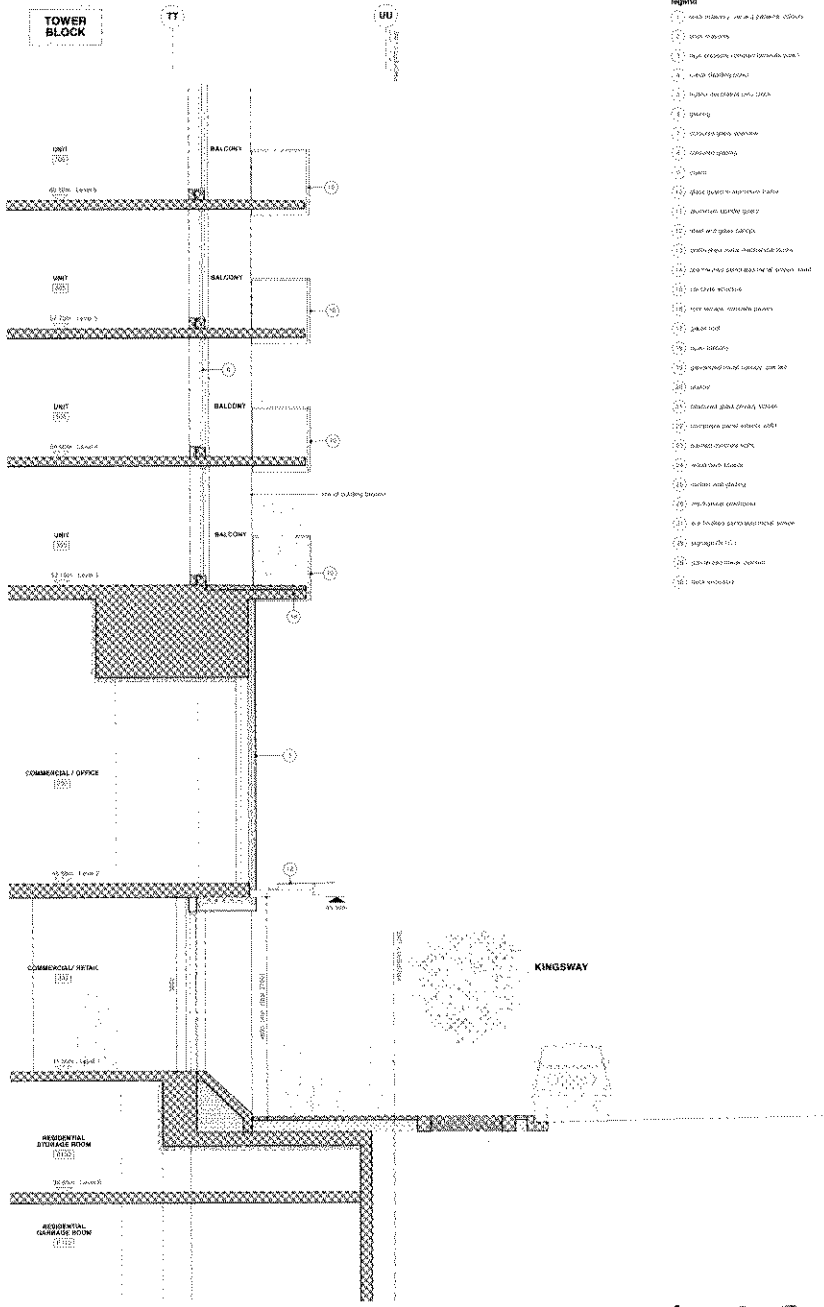
Appendix C, page 28 of 36







1 Kingsway Gap Wall Section

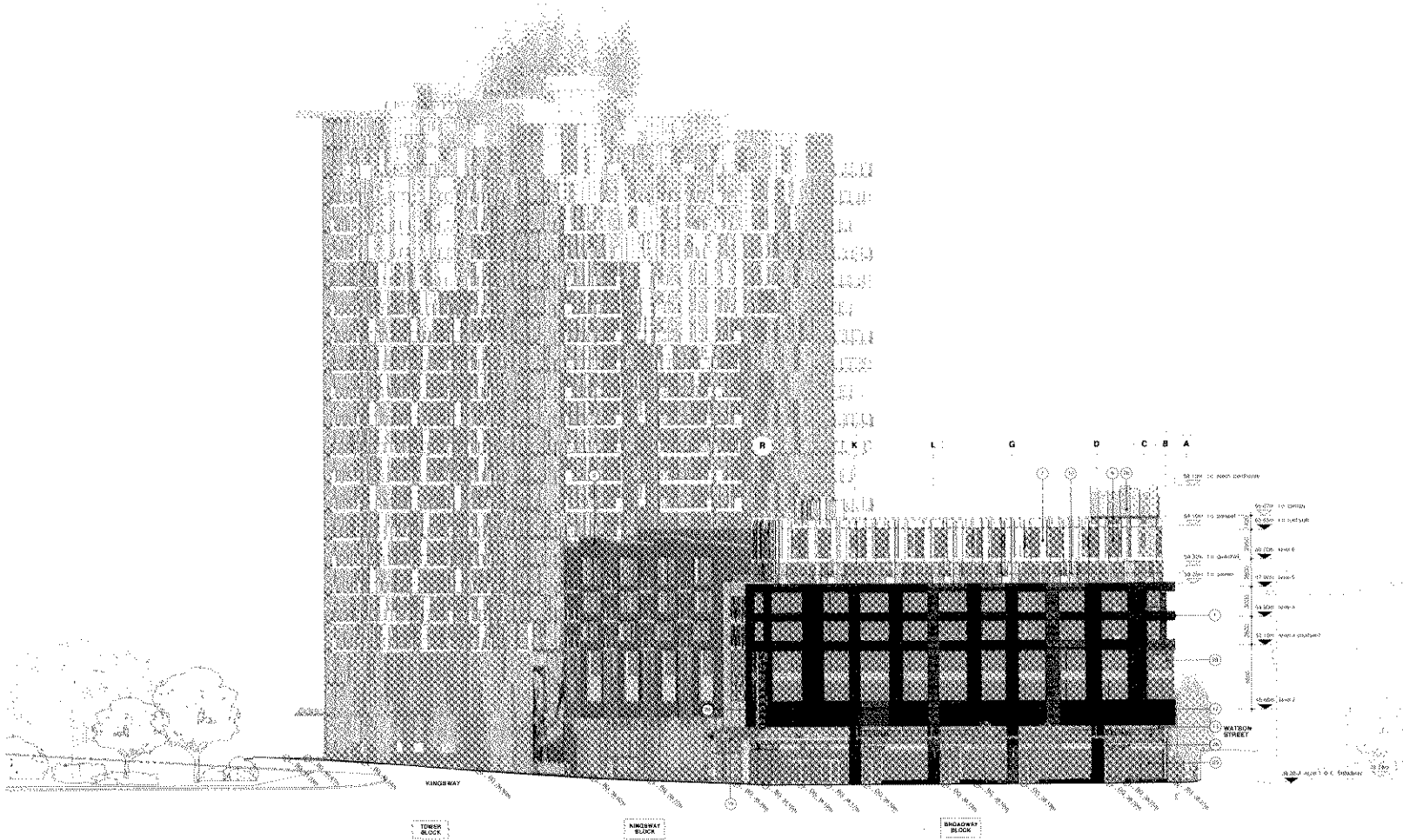


2 Tower Wall Section

- Legend**
- 1. brick masonry - exterior pattern - 03050
  - 2. brick masonry
  - 3. high strength concrete (nominal 20MPa)
  - 4. concrete slab (nominal 150mm)
  - 5. concrete slab (nominal 100mm)
  - 6. concrete slab (nominal 75mm)
  - 7. concrete slab (nominal 50mm)
  - 8. concrete slab (nominal 25mm)
  - 9. concrete slab (nominal 10mm)
  - 10. concrete slab (nominal 5mm)
  - 11. concrete slab (nominal 2.5mm)
  - 12. concrete slab (nominal 1.25mm)
  - 13. concrete slab (nominal 0.625mm)
  - 14. concrete slab (nominal 0.3125mm)
  - 15. concrete slab (nominal 0.15625mm)
  - 16. concrete slab (nominal 0.078125mm)
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  - 128. concrete slab (nominal 0.0000000000000000000000000000000000150463277387803906256430053125126296126491015625mm)
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  - 130. concrete slab (nominal 0.000000000000000000000000000000000003761581934695097656256430053125126296126491015625mm)
  - 131. concrete slab (nominal 0.00000000000000000000000000000000000188079096734754882812532150265625126296126491015625mm)
  - 132. concrete slab (nominal 0.00000000000000000000000000000000000094039548367377441406256430053125126296126491015625mm)
  - 133. concrete slab (nominal 0.0000000000000000000000000000000000004701977418368872070312532150265625126296126491015625mm)
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  - 136. concrete slab (nominal 0.0000000000000000000000000000000000000587747177296110222656256430053125126296126491015625mm)
  - 137. concrete slab (nominal 0.000000000000000000000000000000000000029387358864805612631562532150265625126296126491015625mm)
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  - 157. concrete slab (







- Legend**
- ① glass finitions, varying patterns, colours
  - ② brick masonry
  - ③ steel structure, composite concrete deck
  - ④ metal cladding panels
  - ⑤ natural stone, stone tiles
  - ⑥ parking
  - ⑦ external glass balustrade
  - ⑧ external glazing
  - ⑨ glazing
  - ⑩ glass panels, aluminium frame
  - ⑪ external stone panels
  - ⑫ steel window frames
  - ⑬ profiled metal composite panels
  - ⑭ perforated perforated metal screen, base
  - ⑮ concrete structure
  - ⑯ roof terrace, concrete panels
  - ⑰ green roof
  - ⑱ brick masonry
  - ⑲ galvanneal metal, powder coated
  - ⑳ curtain
  - ㉑ structural glass, structural system
  - ㉒ composite panels, stone tiles
  - ㉓ perforated metal panels
  - ㉔ wood stone panels
  - ㉕ perforated metal panels
  - ㉖ horizontal aluminium
  - ㉗ vertical aluminium panels
  - ㉘ perforated metal panels
  - ㉙ perforated metal panels
  - ㉚ deck elevation

ed. Every effort has been made to ensure the accuracy of this drawing. However, the client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

**GENERAL NOTES**

1. All dimensions are in millimeters unless otherwise stated.

**ACTON OSTRY ARCHITECTS INC.**

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 Canada, N2L 2S5  
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 info@actonostry.com

**Kingsway + Broadway**

Rev. 03/2024 Kingsway Properties Ltd  
 231 East Beaver Avenue

DATE	08/04/2024
BY	18/04/2024
PROJECT NAME	KINGWAY
NO.	231 East Beaver Avenue
SCALE	AS SHOWN

North Elevation  
 (Broadway)

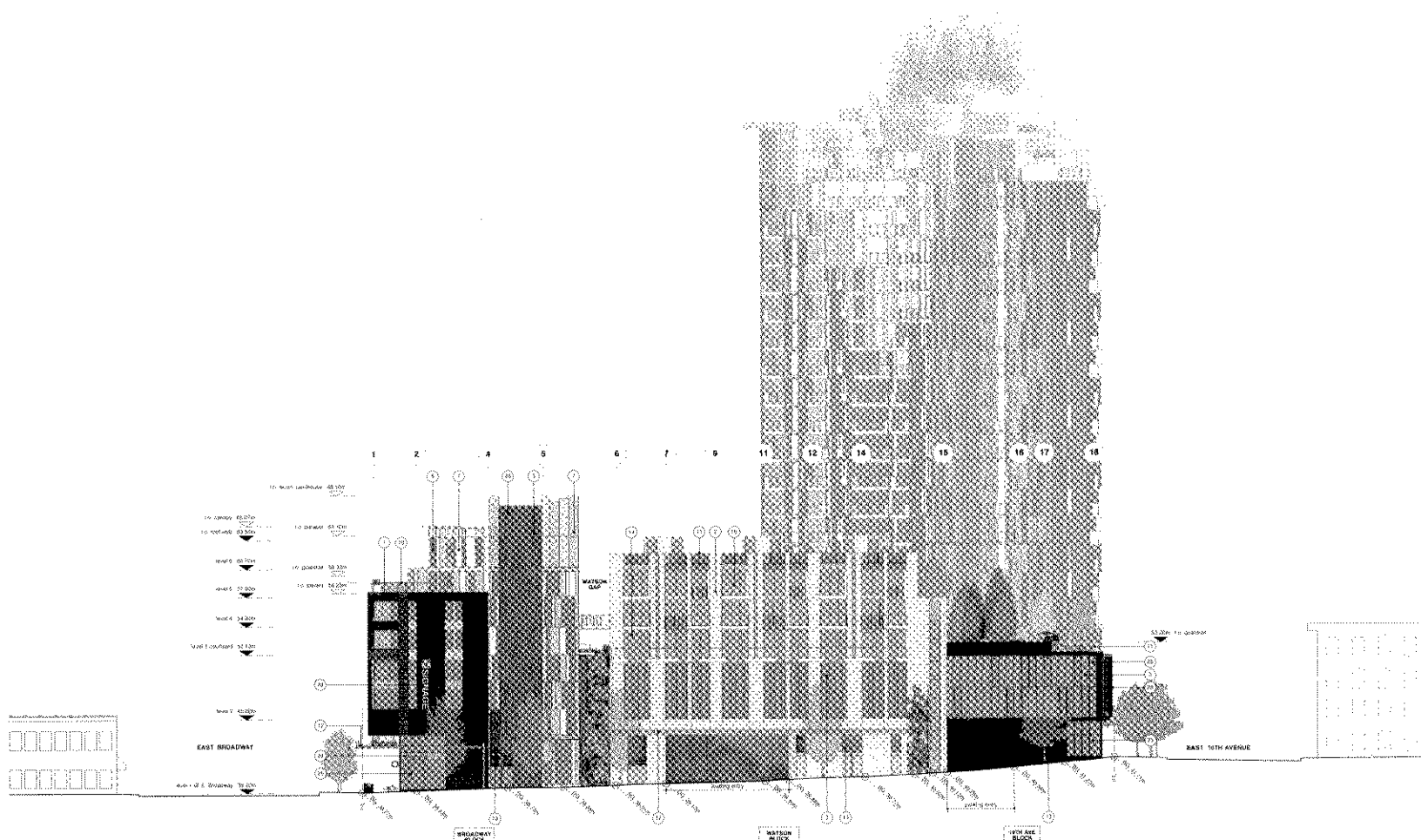
A3.01

Appendix C, page 33 of 56









- Legend**
- ① brick masonry - exterior cladding
  - ② brick masonry
  - ③ cast-in-place concrete
  - ④ metal cladding
  - ⑤ stone masonry
  - ⑥ stone masonry - exterior
  - ⑦ stone masonry
  - ⑧ stone masonry - exterior
  - ⑨ stone masonry - exterior
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  - ㊿ stone masonry - exterior

**GENERAL NOTES**

1. The architect is not responsible for the structural design of the building.
2. The architect is not responsible for the mechanical, electrical, and plumbing (MEP) design of the building.
3. The architect is not responsible for the fire protection design of the building.
4. The architect is not responsible for the landscape design of the building.
5. The architect is not responsible for the interior design of the building.
6. The architect is not responsible for the exterior design of the building.
7. The architect is not responsible for the site design of the building.
8. The architect is not responsible for the construction management of the building.
9. The architect is not responsible for the construction of the building.
10. The architect is not responsible for the operation and maintenance of the building.

**ACTON OSTRY ARCHITECTS INC.**

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**Kingsway + Broadway**

Acton Ostry Architects Program 1 of 2  
 700 East 16th Avenue

Scale	1" = 1/8"
Sheet No.	101-101A
Rev.	Revised 01/2014
Author	ASDA
Check	ASDA

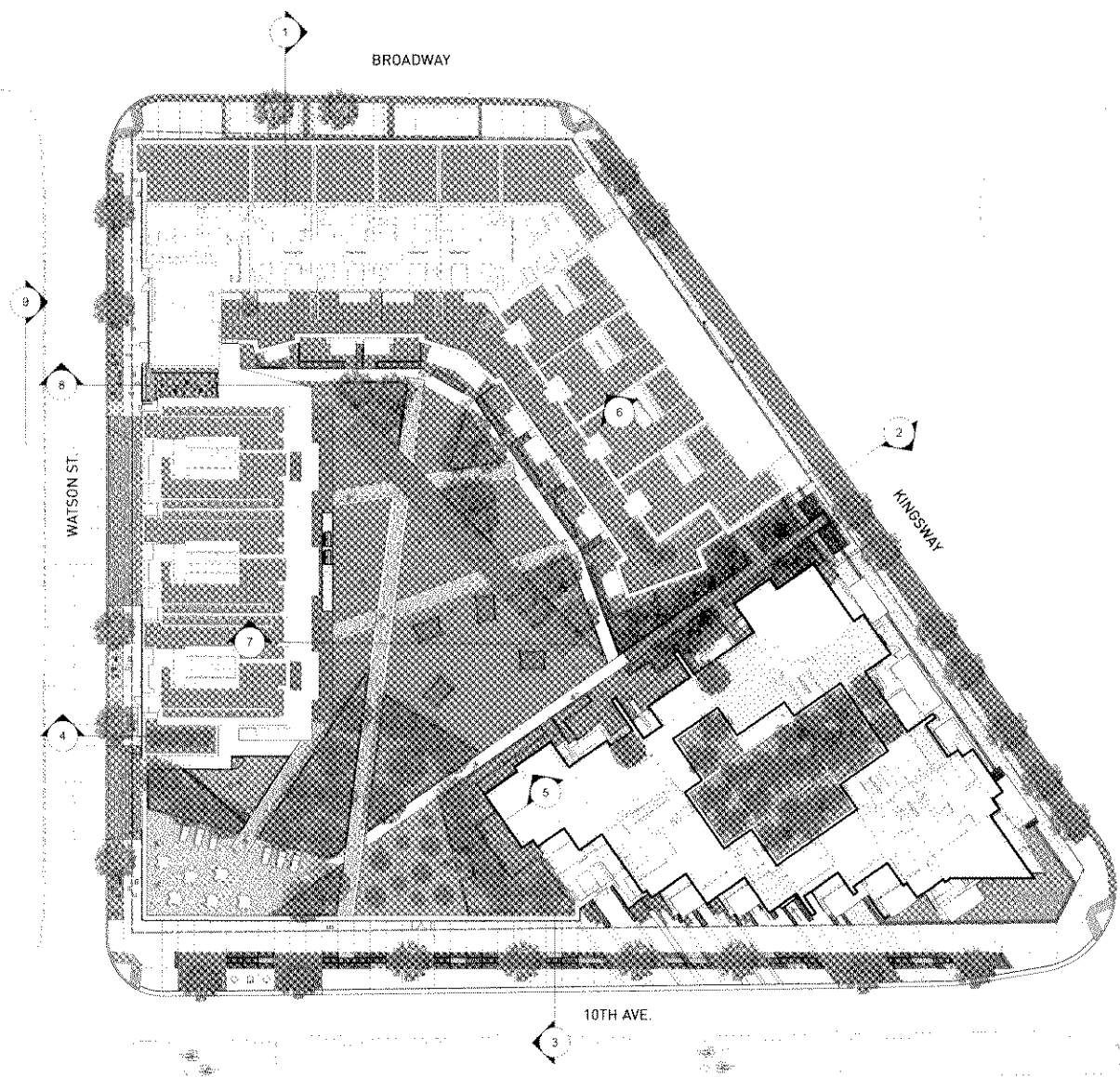
West Elevation  
 (Watson Street)  
 A3.04

Appendix C; page 36 of 56









NO.	DATE	DESCRIPTION
01	2015/05/04	ISSUE FOR CONSULTATION
02	2015/05/10	ISSUE FOR CONSULTATION
03	2015/05/10	ISSUE FOR CONSULTATION

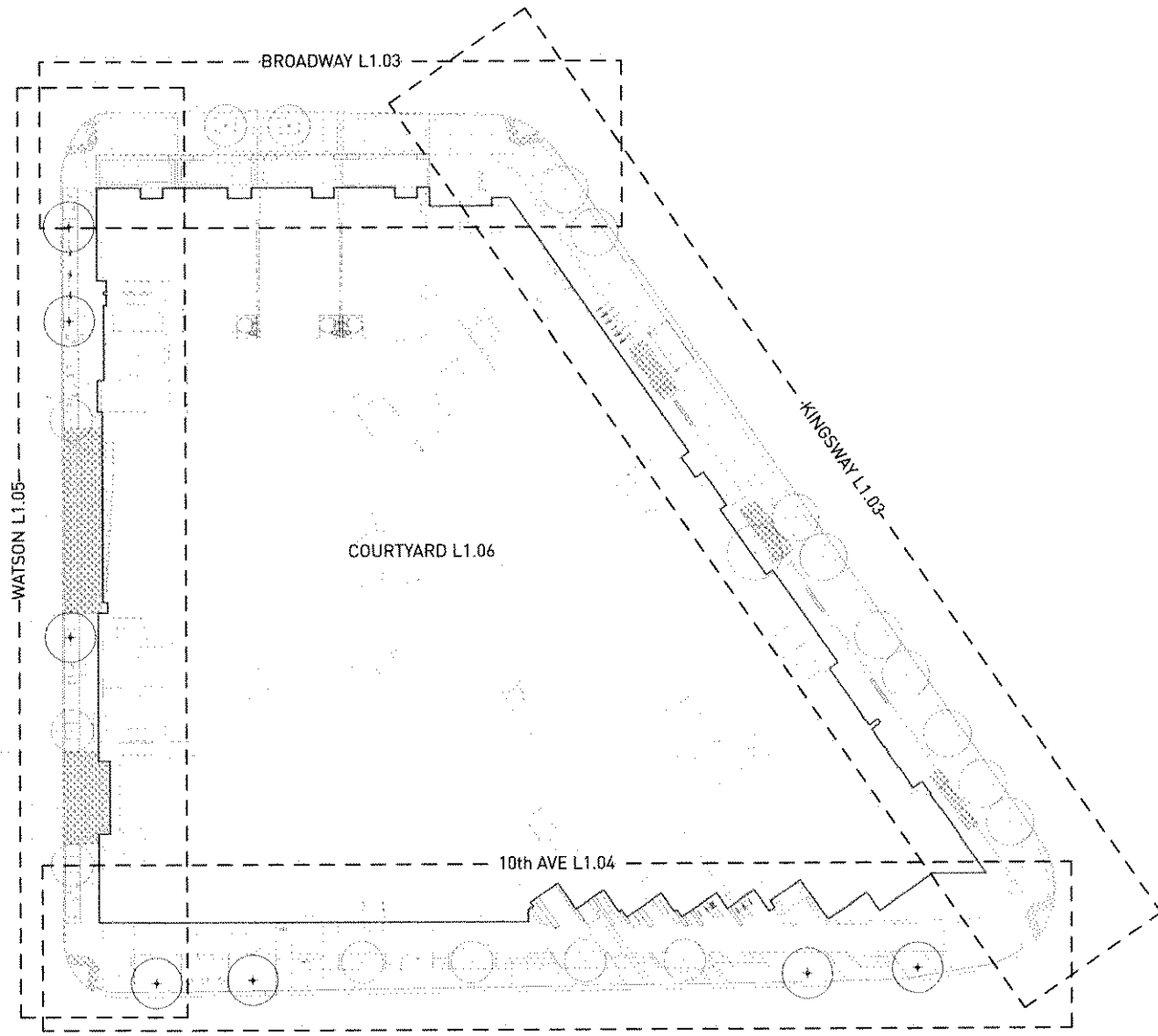
**Broadway and Kingsway**

**Colour Plan**

Scale: 1:200

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 Client: 1374 RAK READER'S  
 Site No: 1374 RAK READER'S  
 No. of Sheets: 23/24 of 23/24 SHEETS  
 Sheet No: 13/24 of 23/24 SHEETS  
 Project: RAK READER'S  
 Drawing: 13/24 of 23/24 SHEETS

**L 1.01**



NO.	DATE	DESCRIPTION
01	06/02/06	SCHEMATIC DEVELOPMENT
02	03/14/06	SCHEMATIC DEVELOPMENT REVISION
03	03/20/07	SCHEMATIC DEVELOPMENT REVISION

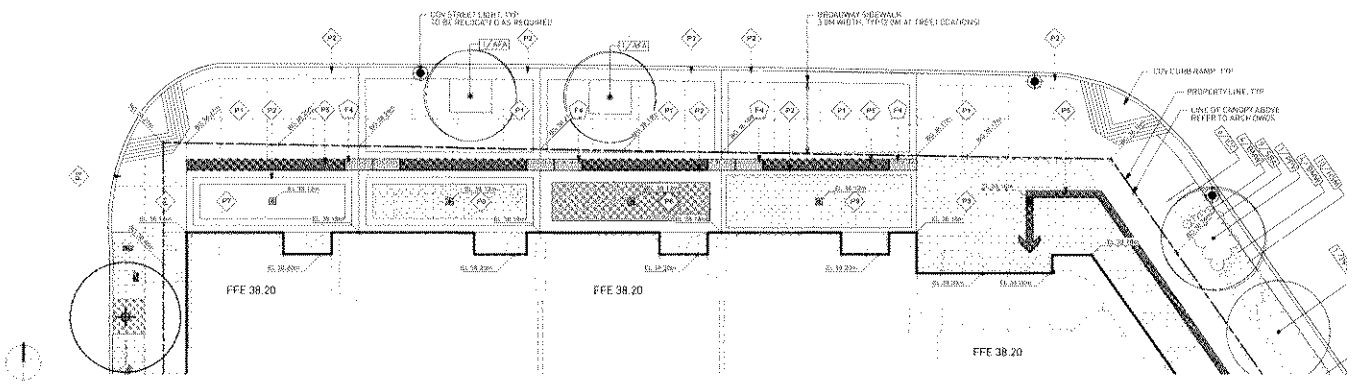
**Broadway and Kingsway**

**Key Plan**

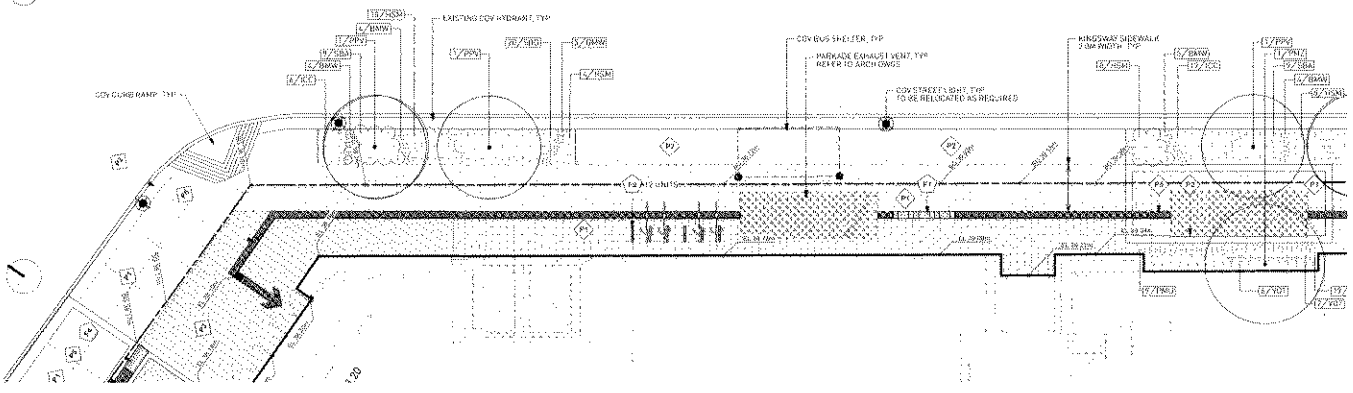
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Project No.	1278
Date	March 12, 2014
Address	1278 PARLIAMOUNT
Client	1278 PARLIAMOUNT
Scale	1:200 at 11:00 AM
Scale	1:200
Scale	1:200

L 1.02  
 Appendix C; page #1 of 56

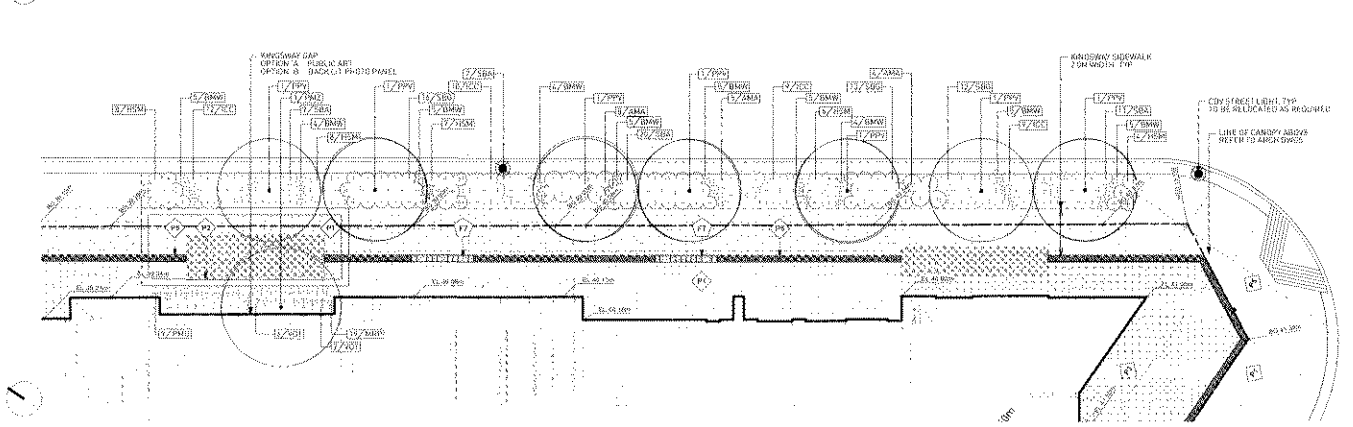




1 Public Realm - Broadway



2 Public Realm - Kingsway



3 Public Realm - Kingsway

PAVING LEGEND		
KEY	DETAIL	DESCRIPTION
P1	(Symbol)	MATERIAL NAME: COP Concrete Paving DESCRIPTION: Smooth Finish
P2	(Symbol)	MATERIAL NAME: Exposed Aggregate
P3	(Symbol)	MATERIAL NAME: Champagne and Flavors
P4	(Symbol)	MATERIAL NAME: Granite Sets
P5	(Symbol)	MATERIAL NAME: Curved Silver Band
P6	(Symbol)	MATERIAL NAME: Metal Checker Plate
P7	(Symbol)	MATERIAL NAME: Grassing Gravel
P8	(Symbol)	MATERIAL NAME: Tactile Tiles
P9	(Symbol)	MATERIAL NAME: Glass Light Well
P10	(Symbol)	MATERIAL NAME: Brick Paving

SITE FURNISHING LEGEND		
KEY	DETAIL	DESCRIPTION
F1	(Symbol)	FURNISHING TYPE: Chair
F2	(Symbol)	FURNISHING TYPE: Back Rack DESCRIPTION: City of Vancouver Standard
F3	(Symbol)	FURNISHING TYPE: Back Rack DESCRIPTION: by Landscape Forms
F4	(Symbol)	FURNISHING TYPE: Concrete Black Seating
F5	(Symbol)	FURNISHING TYPE: Concrete Slab Tempale
F6	(Symbol)	FURNISHING TYPE: Local Art Post
F7	(Symbol)	FURNISHING TYPE: Seating Element DESCRIPTION: Custom with Clear Glass or Plastic Shell

LIGHTING LEGEND	
(Symbol)	STREETLIGHT FURNISHING
(Symbol)	BACKGROUND LIGHT

- LAYOUT AND MATERIALS GENERAL NOTES**
1. SEE NEXT SCALE DRAWING LAYOUT AS PER DIMENSIONS AND SEE ON LANDSCAPE PLANS REPORT FOR RESPONSIBILITIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. IF PART ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  4. VERTICAL CURVINGS WITH RESPECT TO GAS REPORT ANY DISCREPANCIES IN CONJUNCTION WITH REVIEW AND RESPONSE.
  5. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  6. REFERENCE CHALLENGER'S DRAWINGS FOR LAYOUTS OF ROADWAYS AND UTILITIES.

NOTE: FOR L1-L6 PLANT LISTS REFER TO SHEET L.1.09

**Broadway and Kingsway**

**Public Realm Plans  
Broadway and Kingsway**

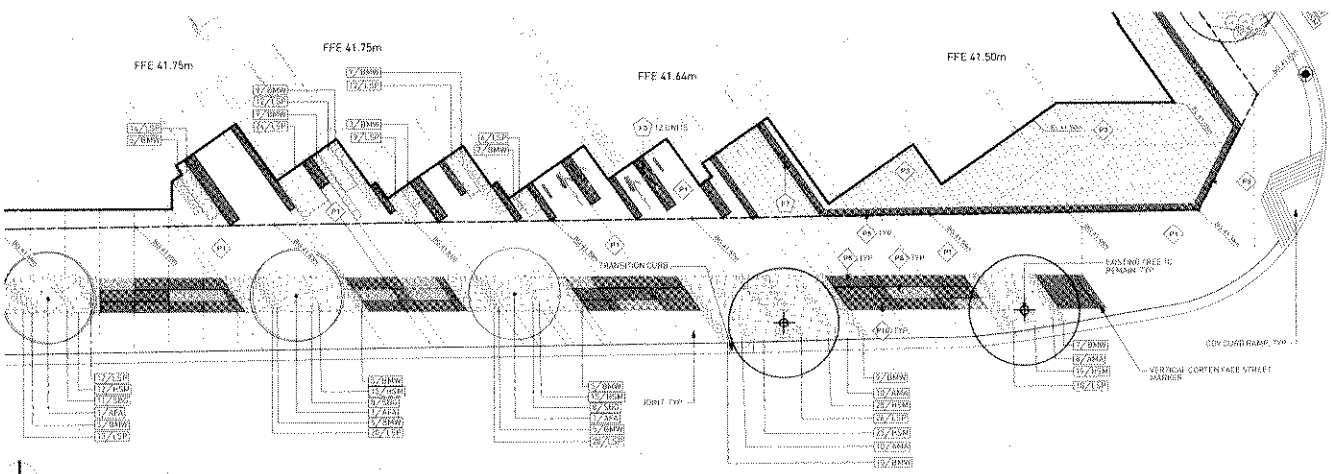
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DATE	2/17/14 at 8:48:18 PM
DESIGNER	KL
CHECKER	EB

**L 1.03**

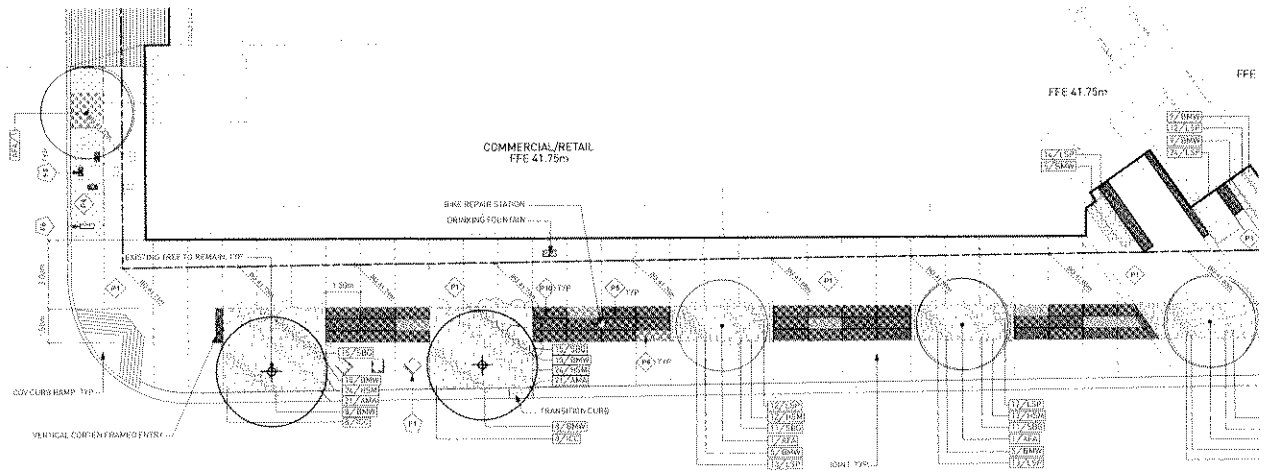
Appendix C; page 20 of 56



100, King Street West  
 Toronto, Ontario M5X 1C5  
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 Fax: 416.593.1112  
 www.pwl.com



1 Public Realm - 10th Ave.



2 Public Realm - 10th Ave.

PAVING LEGEND		
KEY	DETAILED	DESCRIPTION
(Symbol)	(Symbol)	MATERIAL NAME: Chip Concrete Paving DESCRIPTION: Brogan Finish
(Symbol)	(Symbol)	MATERIAL NAME: Concrete Aggregate
(Symbol)	(Symbol)	MATERIAL NAME: Concrete Use Panels
(Symbol)	(Symbol)	MATERIAL NAME: Granite Sets
(Symbol)	(Symbol)	MATERIAL NAME: Concrete Slab Stone
(Symbol)	(Symbol)	MATERIAL NAME: Metal Checker Plate
(Symbol)	(Symbol)	MATERIAL NAME: Concrete Tiles
(Symbol)	(Symbol)	MATERIAL NAME: Fabric Tiles
(Symbol)	(Symbol)	MATERIAL NAME: Glass Light Well
(Symbol)	(Symbol)	MATERIAL NAME: Brick Paving

SITE FURNISHING LEGEND		
KEY	DETAILED	DESCRIPTION
(Symbol)	(Symbol)	FURNISHING TYPE: Chair
(Symbol)	(Symbol)	FURNISHING TYPE: Bike Rack DESCRIPTION: City M Watermark Standard
(Symbol)	(Symbol)	FURNISHING TYPE: Bike Rack DESCRIPTION: City M Watermark Standard
(Symbol)	(Symbol)	FURNISHING TYPE: Concrete Rock Seating
(Symbol)	(Symbol)	FURNISHING TYPE: Concrete Slab Seating
(Symbol)	(Symbol)	FURNISHING TYPE: Local Art Piece
(Symbol)	(Symbol)	FURNISHING TYPE: Seating Element DESCRIPTION: Concrete with Copper Coat or Painted Steel

LIGHTING LEGEND		
KEY	DETAILED	DESCRIPTION
(Symbol)	(Symbol)	STEP LIGHT / WALL LIGHT
(Symbol)	(Symbol)	IN-GROUND LIGHT

- LAYOUT AND MATERIALS GENERAL NOTES**
- DO NOT SCALE DRAWING. VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  - LANDSCAPE DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  - LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  - REFER TO CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND CURB RAYS.

NO.	DATE	DESCRIPTION
01	2014.05.01	ISSUE FOR CONSTRUCTION
02	2014.05.01	ISSUE FOR CONSTRUCTION
03	2014.05.01	ISSUE FOR CONSTRUCTION
04	2014.05.01	ISSUE FOR CONSTRUCTION

**Broadway and Kingsway**

**Public Realm Plans  
10th Ave.**

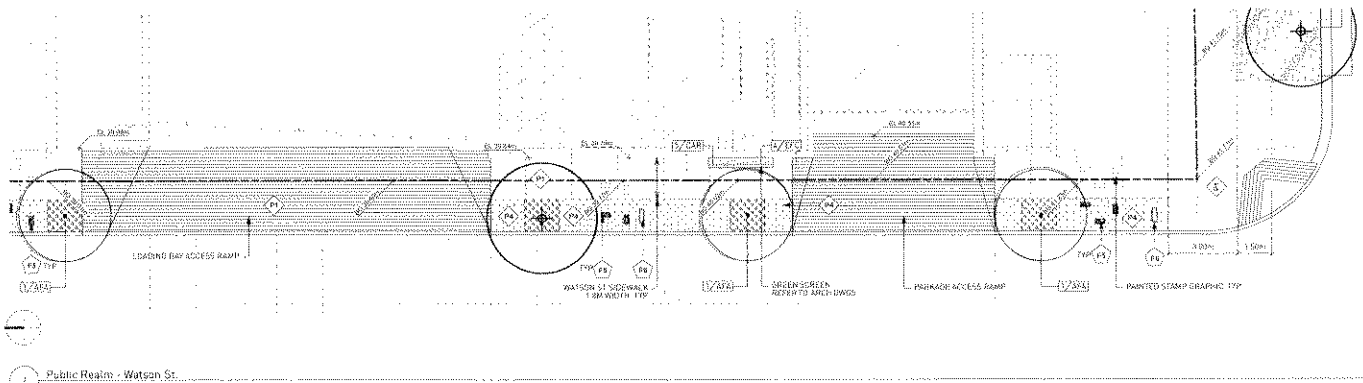
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NO.	DATE	DESCRIPTION
01	2014.05.01	ISSUE FOR CONSTRUCTION
02	2014.05.01	ISSUE FOR CONSTRUCTION
03	2014.05.01	ISSUE FOR CONSTRUCTION
04	2014.05.01	ISSUE FOR CONSTRUCTION

NOTE: FOR L1-L6 PLANT LISTS REFER TO SHEET L 1.09

**L 1.04**

Appendix C, page 43 of 56



1 Public Realm - Watson St

PAVING LEGEND		
KEY	DETAIL	DESCRIPTION
(Symbol)	(Symbol)	MATERIAL NAME: OP Exposed Paving DESCRIPTION: Exposed Paving
(Symbol)	(Symbol)	MATERIAL NAME: Exposed Aggregate
(Symbol)	(Symbol)	MATERIAL NAME: Concrete Unit Paving
(Symbol)	(Symbol)	MATERIAL NAME: Granite Sets
(Symbol)	(Symbol)	MATERIAL NAME: Cast-in-Place Concrete
(Symbol)	(Symbol)	MATERIAL NAME: Metal Drainage Plate
(Symbol)	(Symbol)	MATERIAL NAME: Crushed Glass
(Symbol)	(Symbol)	MATERIAL NAME: Factory Tiles
(Symbol)	(Symbol)	MATERIAL NAME: Glass Light Well
(Symbol)	(Symbol)	MATERIAL NAME: Brick Paving

SITE FURNISHING LEGEND		
KEY	DETAIL	DESCRIPTION
(Symbol)	(Symbol)	FURNISHING TYPE: Chair
(Symbol)	(Symbol)	FURNISHING TYPE: Blue Rack DESCRIPTION: City of Vancouver Standard
(Symbol)	(Symbol)	FURNISHING TYPE: Bike Rack DESCRIPTION: By Landscape Firm
(Symbol)	(Symbol)	FURNISHING TYPE: Concrete Black Seating
(Symbol)	(Symbol)	FURNISHING TYPE: Cast-in-Place Temporary
(Symbol)	(Symbol)	FURNISHING TYPE: Louver Ad Plate
(Symbol)	(Symbol)	FURNISHING TYPE: Seating Element DESCRIPTION: Cast-in-Place Concrete or Plaster Steel

LIGHTING LEGEND		
KEY	DETAIL	DESCRIPTION
(Symbol)	(Symbol)	STREET LIGHT / SMALL LAMP
(Symbol)	(Symbol)	RECESSED LIGHT

REVISIONS

NO.	DATE	DESCRIPTION
01	2014/03/10	ISSUE FOR CONSTRUCTION
02	2014/03/10	ISSUE FOR CONSTRUCTION - FINAL
03	2014/03/10	ISSUE FOR CONSTRUCTION - FINAL

**Broadway and Kingsway**

**Public Realm Plans  
Watson St.**

Scale: 1:100

NO.	DATE	DESCRIPTION
01	2014/03/10	ISSUE FOR CONSTRUCTION
02	2014/03/10	ISSUE FOR CONSTRUCTION - FINAL
03	2014/03/10	ISSUE FOR CONSTRUCTION - FINAL

- LAYOUT AND MATERIALS GENERAL NOTES**
1. SEE ALL LOCAL DRAWING LAYOUTS AND REVISIONS NOTED ON LANDSCAPE PLANS REGARDING ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
  3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
  5. LISTENING INFORMATION RECORDED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
  6. REFER TO ALL ELECTRICAL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

NOTE: FOR L1-L6 PLANT LISTS REFER TO SHEET L.1.09

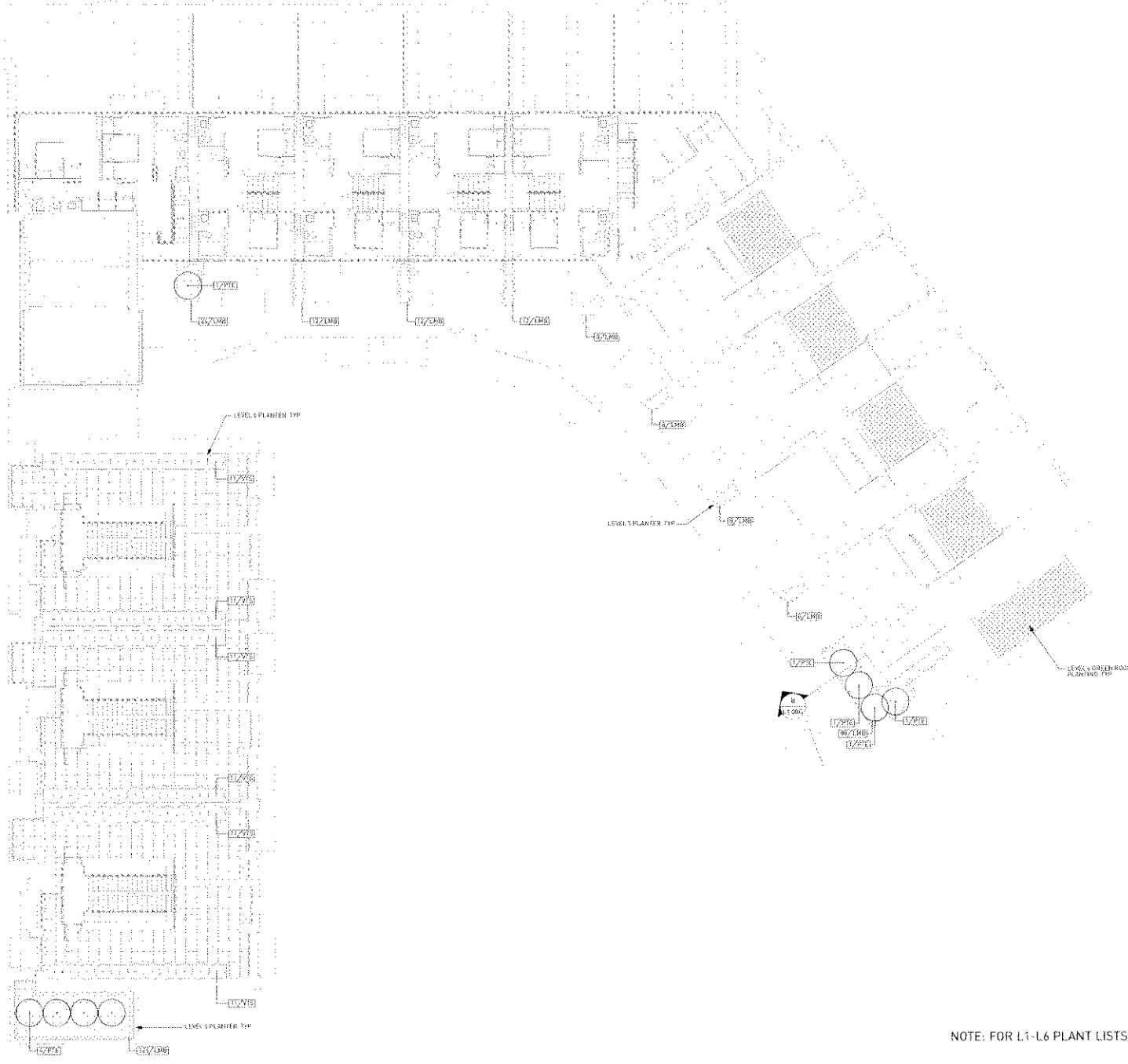
**L 1.05**





PWL Partnership  
 1000 West 10th Street  
 Suite 1000  
 Vancouver, BC V6H 2G6  
 Tel: 604.681.1111  
 Fax: 604.681.1112

NO.	DATE	DESCRIPTION
01	2017/04/04	ISSUE FOR COORDINATION
02	2017/05/01	ISSUE FOR CONSTRUCTION
03	2017/05/01	ISSUE FOR CONSTRUCTION



**Project Name:** Broadway and Kingsway

**Project Title:** Lower Roof Levels  
Level 5 and 6

NO.	DATE	DESCRIPTION
01	2017/04/04	ISSUE FOR COORDINATION
02	2017/05/01	ISSUE FOR CONSTRUCTION
03	2017/05/01	ISSUE FOR CONSTRUCTION

PROJECT NO.	2172
DATE	March 22, 2014
FILE NAME	121215_0000.dwg
PLANT	2017/04/04
SCALE	1:100

NOTE: FOR L1-L6 PLANT LISTS REFER TO SHEET L 1.09

**L 1.07**

Appendix C, page 46 of 56

**Plant List**  
 1278 Broadway and Kingsway, Level 21

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ADD_5	5	Trees Liquidambar (Liquidambar styraciflua)	Redbait Japanese Maple	2.4 m H x 1.8 (m W, 8 ft H x 6 ft W)	As shown	BSM, Specimen and primary branches, no include bark
BMW_1	1	SPDRS Opuntia microcapitata 'White Gem'	Water Gem Cactus	92 pot	30m (10')	With explosure



ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
ADD_5	5	Trees Liquidambar (Liquidambar styraciflua)	Redbait Japanese Maple	2.4 m H x 1.8 (m W, 8 ft H x 6 ft W)	As shown	BSM, Specimen and primary branches, no include bark
BMW_1	1	SPDRS Opuntia microcapitata 'White Gem'	Water Gem Cactus	92 pot	30m (10')	With explosure

**Broadway and Kingsway**

**Level 21**

Scale: 1:100

Project No: 1278  
 Date: March 12, 2019  
 Plot No: 1278 Broadway  
 Project: 1278 Broadway  
 Scale: 1:100  
 Date: 12/12/19









PWL Partnership  
 1100 West Broadway, Suite 1100  
 Vancouver, BC V6H 2G6  
 Tel: 604.681.1100  
 Fax: 604.681.1101  
 www.pwl.com

**Plant List**  
 1278 Broadway and Kingsway, Level 1

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
AAA	9	Acer x Fraxinosa Aristata	Acornwing Red Maple	8cm cal. 17' cal. 1	As shown	80% 1/4" diam branching dense tree, 7-12' tall
APP	7	Quercus garryana var. wislizeni	Redoak / Oregon Redoak	5 cm cal. 17' cal. 1	As shown	80% 1/4" diam branching, dense tree, 8-10-15' tall
<b>Shrubs</b>						
AMA	37	Asplenium nidus 'Autumn Magic'	Autumn Magic Christmas Fern	8" pot	Well established	
AMW	69	Buxus microcarpa 'Winter Gem'	Winter Gem Boxwood	4" pot	Well established	
HEC	82	Salix integra 'Japanese Weeping'	Japanese Weeping Willow	8" pot	Well established	
SBA	76	Saxifraga humilis 'Anthony Watson'	Anthony Watson Saxifrage	4" pot	Well established	
SBO	129	Saxifraga humilis 'Doris Lutz'	Doris Lutz Saxifrage	4" pot	Well established	
WV1	3	Waldsteinia nutans 'Thunderbolt'	Thunderbolt Waldsteinia	4" pot	Well established, nursery grown	
<b>Ground Cover</b>						
MSP	19	Malva sylvestris	Queen Elizabeth's Garden Malva	4" pot	40cm dia	Well established, nursery grown
LSP	211	Lupinus albus	English Lupinus	8" pot	30cm dia	Well established
ISM	218	Isotria medeoloides	Blue Grouse	8" pot	30 cm dia	Well established
WSS	7	Waldsteinia nutans	Waldsteinia	4" pot	45 cm dia	Well established, nursery grown

**Plant List**  
 1278 Broadway and Kingsway, Level 2

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
AKA	6	Ardisia cuneata 'Autumn Romance'	Autumn Romance Ardisia	4 cm cal. 11' 1/2' cal. 1	As shown	80% 1/4" diam, compact, dense tree, 4-12' tall
APB	21	Platanus occidentalis 'Liberty Bell'	Liberty Bell Platanus	5 cm cal. 12' cal. 1	As shown	80% 1/4" diam, compact, dense tree, 4-12' tall
EPS	26	Swertia japonica	Japanese Swertia	4 cm cal. 12' cal. 1	As shown	80% 1/4" diam, compact, dense tree, 4-12' tall
TPA	14	Tilia cordata	Wildern Rose Tree	2.4 cm cal. 15' 1/2' cal. 1	As shown	80% 1/4" diam, compact, dense tree, 4-12' tall
<b>Shrubs</b>						
APC	87	Asplenium nidus 'Autumn Magic'	Autumn Magic Christmas Fern	8" pot	Well established	
APD	77	Asplenium nidus 'Autumn Magic'	Autumn Magic Christmas Fern	8" pot	Well established	
AMW	210	Buxus microcarpa 'Winter Gem'	Winter Gem Boxwood	4" pot	Well established	
OPB	61	Opuntia angustispina 'Tichang'	Tichang Opuntia	8" pot	Well established	
SBA	112	Saxifraga humilis 'Anthony Watson'	Anthony Watson Saxifrage	4" pot	Well established	
SBR	61	Saxifraga humilis 'Doris Lutz'	Doris Lutz Saxifrage	4" pot	Well established	
SBA	182	Saxifraga humilis 'Anthony Watson'	Anthony Watson Saxifrage	4" pot	Well established	
ISM	110	Isotria medeoloides 'Blue Grouse'	Blue Grouse	8" pot	Well established	
WV1	145	Waldsteinia nutans 'Thunderbolt'	Thunderbolt Waldsteinia	4" pot	Well established	
WV2	69	Waldsteinia nutans 'Spring Bouquet'	Spring Bouquet Waldsteinia	4" pot	Well established	
<b>Ground Cover</b>						
EV4	268	Eleocharis acicularis 'Emerald Carpet'	Emerald Carpet	8" pot	30cm dia	20cm dia
FCB	29	Fragaria chiloensis	Black Strawberry	8" pot	30cm dia	20cm dia
LMB	79	Lupinus albus 'Big Blue'	Big Blue	8" pot	30 cm dia	Well established
MSP	48	Malva sylvestris	Queen Elizabeth's Garden Malva	4" pot	40cm dia	Well established, nursery grown
<b>Ferns</b>						
MSP	47	Malva sylvestris	Queen Elizabeth's Garden Malva	4" pot	40cm dia	Well established, nursery grown
WSS	81	Waldsteinia nutans	Waldsteinia	4" pot	45 cm dia	Well established, nursery grown

**Plant List**  
 1278 Broadway and Kingsway, Level 3

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
PL1	7	Platanus occidentalis	Swedish Elm / American Elm	4 cm cal. 12' cal. 1	As shown	80% 1/4" diam, compact, dense tree, 4-12' tall, nursery grown
<b>Ground Cover</b>						
UM6	360	Urtica dioica	Stinging Nettle	4" pot	40 cm dia	Well established

**Plant List**  
 1278 Broadway and Kingsway, Level 4

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Shrubs</b>						
WV1	3	Waldsteinia nutans	Waldsteinia	4" pot	45 cm dia	Well established

**Plant List**  
 1278 Broadway and Kingsway, Level 4 Green Roof

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Ground Cover</b>						
GF1	159	Stachys ajacis	Blue Stachys	4" pot	16 cm dia	Well established
<b>Perennials</b>						
GA4	126	Geranium robertianum	Common White Geranium	4" pot	20 cm dia	Well established
GA7	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established, nursery grown
GA8	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA9	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA10	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA11	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA12	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA13	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA14	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA15	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA16	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA17	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA18	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA19	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA20	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA21	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA22	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA23	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA24	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA25	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA26	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA27	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA28	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA29	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA30	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA31	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA32	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
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GA38	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA39	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA40	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA41	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA42	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA43	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA44	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA45	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA46	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA47	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA48	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA49	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established
GA50	126	Androsace tetragyna	Hearty Dwarfing	4" pot	20 cm dia	Well established

Table T-14.16, Recommended Maintenance Procedures & Frequencies - Level 2

Procedure	Frequency (Months)												Frequency	
	J	M	A	M	J	J	A	S	O	N	D			
General Inspection	•	•	•	•	•	•	•	•	•	•	•	•	•	Monthly
Water Control	•	•	•	•	•	•	•	•	•	•	•	•	•	Weekly (and as necessary)
Soil Testing	•	•	•	•	•	•	•	•	•	•	•	•	•	Monthly
Lawn Care	•	•	•	•	•	•	•	•	•	•	•	•	•	1-2 times per year
Pruning	•	•	•	•	•	•	•	•	•	•	•	•	•	As required, or conditions allow
Fertilize	•	•	•	•	•	•	•	•	•	•	•	•	•	3 times per growing season
Water	•	•	•	•	•	•	•	•	•	•	•	•	•	2-4 times per year as per soil test
Mow	•	•	•	•	•	•	•	•	•	•	•	•	•	Bi-weekly or as per soil test
Pest Control	•	•	•	•	•	•	•	•	•	•	•	•	•	As per Monthly monitoring
Repair/Overhaul	•	•	•	•	•	•	•	•	•	•	•	•	•	At least 2 times
Tree Care	•	•	•	•	•	•	•	•	•	•	•	•	•	Each tree to be inspected
Water	•	•	•	•	•	•	•	•	•	•	•	•	•	Twice weekly (and as necessary)
Weed Control	•	•	•	•	•	•	•	•	•	•	•	•	•	Remove all weeds
Fertilize	•	•	•	•	•	•	•	•	•	•	•	•	•	3 times per year as per soil test
Maintain/Cultivate	•	•	•	•	•	•	•	•	•	•	•	•	•	Necessary
Pest Control	•	•	•	•	•	•	•	•	•	•	•	•	•	To keep healthy appearance
Prune	•	•	•	•	•	•	•	•	•	•	•	•	•	As required
Apply	•	•	•	•	•	•	•	•	•	•	•	•	•	As required
Inspect	•	•	•	•	•	•	•	•	•	•	•	•	•	As required

Procedure	Frequency (Months)												Frequency	
	J	M	A	M	J	J	A	S	O	N	D			
Water Control	•	•	•	•	•	•	•	•	•	•	•	•	•	As required (see soil test)
Soil Testing	•	•	•	•	•	•	•	•	•	•	•	•	•	Monthly
Lawn Care	•	•	•	•	•	•	•	•	•	•	•	•	•	1-2 times per year
Pruning	•	•	•	•	•	•	•	•	•	•	•	•	•	As required, or conditions allow
Fertilize	•	•	•	•	•	•	•	•	•	•	•	•	•	3 times per growing season
Water	•	•	•	•	•	•	•	•	•	•	•	•	•	2-4 times per year as per soil test
Mow	•	•	•	•	•	•	•	•	•	•	•	•	•	Bi-weekly or as per soil test
Pest Control	•	•	•	•	•	•	•	•	•	•	•	•	•	As per Monthly monitoring
Repair/Overhaul	•	•	•	•	•	•	•	•	•	•	•	•	•	At least 2 times
Tree Care	•	•	•	•	•	•	•	•	•	•	•	•	•	Each tree to be inspected
Water	•	•	•	•	•	•	•	•	•	•	•	•	•	Twice weekly (and as necessary)
Weed Control	•	•	•	•	•	•	•	•	•	•	•	•	•	Remove all weeds
Fertilize	•	•	•	•	•	•	•	•	•	•	•	•	•	3 times per year as per soil test
Maintain/Cultivate	•	•	•	•	•	•	•	•	•	•	•	•	•	Necessary
Pest Control	•	•	•	•	•	•	•	•	•	•	•	•	•	To keep healthy appearance
Prune	•	•	•	•	•	•	•	•	•	•	•	•	•	As required
Apply	•	•	•	•	•	•	•	•	•	•	•	•	•	As required
Inspect	•	•	•	•	•	•	•	•	•	•	•	•	•	As required

**IRRIGATION NOTES**

- IRRI-GATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION DESIGN ASSOCIATION OF BC (IDA) STANDARDS AND GUIDELINES. LATEST STANDARDS ALL PLANNING ON-SPREAD WILL BE OBSERVED.
- IRRIGATION SYSTEM MICROVALVES A WEATHER-BASED SMART CONTROLLER THAT IS CAPABLE TO SENSE TEMPERATURE AND HUMIDITY. IRRIGATION WILL RUN FROM MAY 15 TO THE SECOND WEEK IN SEPTEMBER.

**CITY OF VANCOUVER TREE PLANTING NOTES**

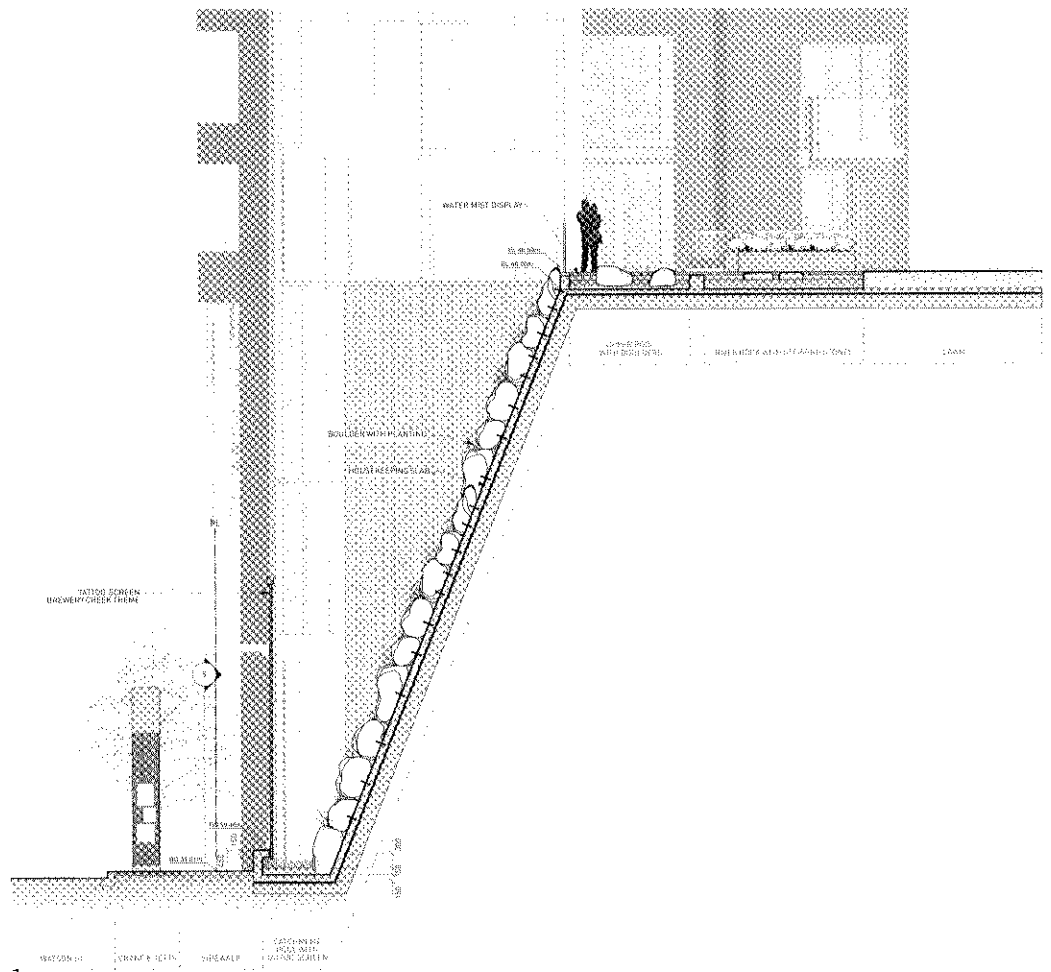
CONTRACTOR SHALL OBTAIN CURRENT STREET ADDRESS FROM THE CITY OF VANCOUVER TREE PLANTING DEPARTMENT AND SHALL PROVIDE SAME TO THE CITY OF VANCOUVER TREE PLANTING DEPARTMENT. TREE SPECIES TO BE PLANTED SHALL BE SPECIFIED IN THE PLANTING PLAN. TREE SPECIES SHALL BE SPECIFIED TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES AND SHALL BE ONE OF THE SPECIES LISTED IN THE CITY OF VANCOUVER TREE PLANTING DEPARTMENT'S TREE SPECIES LIST. TREE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF VANCOUVER TREE PLANTING DEPARTMENT'S TREE PLANTING STANDARDS. TREE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF VANCOUVER TREE PLANTING DEPARTMENT'S TREE PLANTING STANDARDS. TREE SPECIES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF VANCO



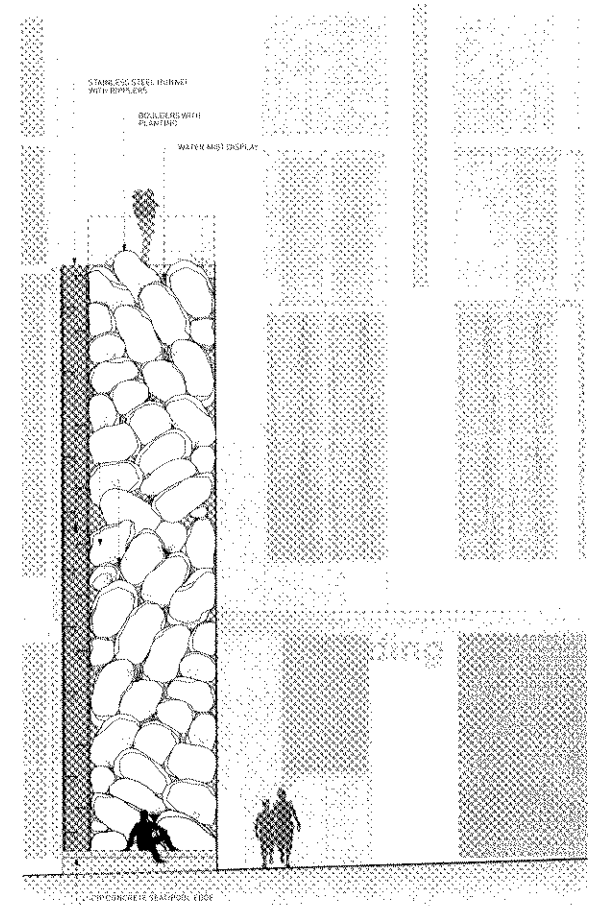
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 BY: JLM  
 TITLE: 05-00 PUBLIC WORKS

DATE: 05/05/20  
 BY: JLM  
 TITLE: 05-00 PUBLIC WORKS

DATE: 05/05/20  
 BY: JLM  
 TITLE: 05-00 PUBLIC WORKS



Brewery Creek Ravine Section  
 1/50



Brewery Creek Ravine Elevation  
 1/50

**As Shown**

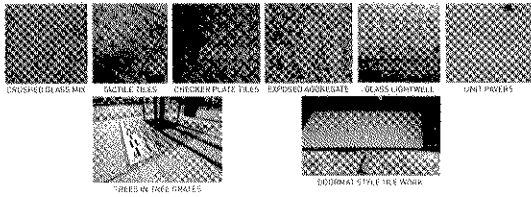
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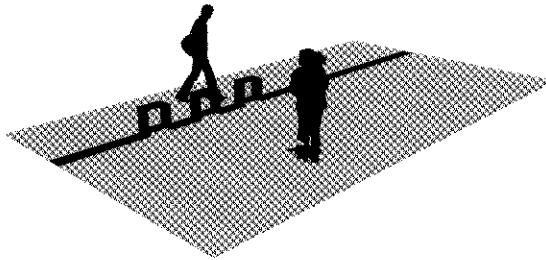
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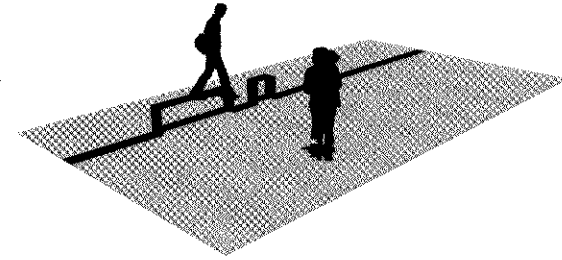
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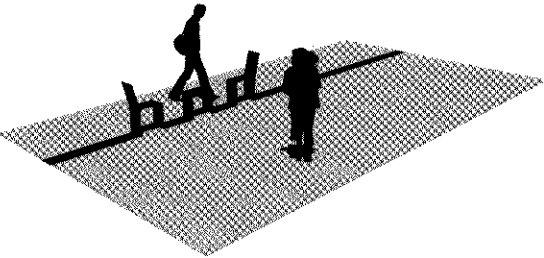
1 Broadway Paving  
NTS



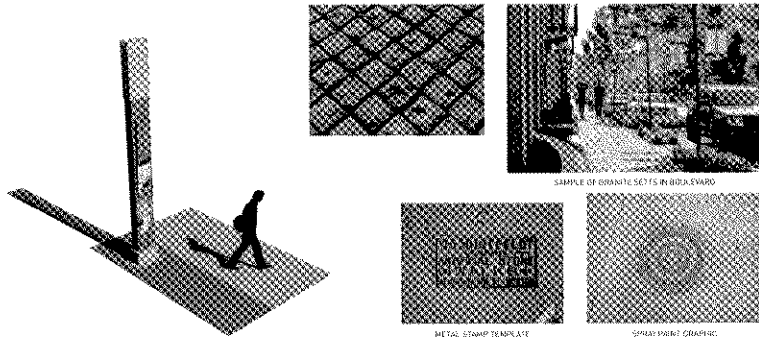
2 Metal Banding Seating - No Backs  
NTS



3 Metal Banding Seating - Chair and Bench  
NTS



4 Metal Banding Seating - With Backs (Table and Chair)  
NTS



5 Local Ad Post with Granite Setts and Stamp Template - Watson St.  
NTS



PWL Part of the Map  
PWL Part of the Map  
PWL Part of the Map  
PWL Part of the Map  
PWL Part of the Map  
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PWL Part of the Map  
PWL Part of the Map

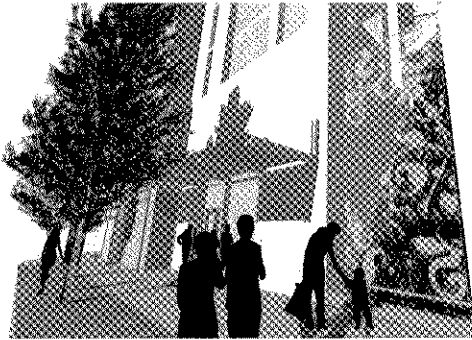
DESIGN AND SCALE  
NO. 2025 2025/2025  
BY: P. W. L. 2025/2025/2025/2025/2025  
BY: P. W. L. 2025/2025/2025/2025/2025

Broadway and Kingsway

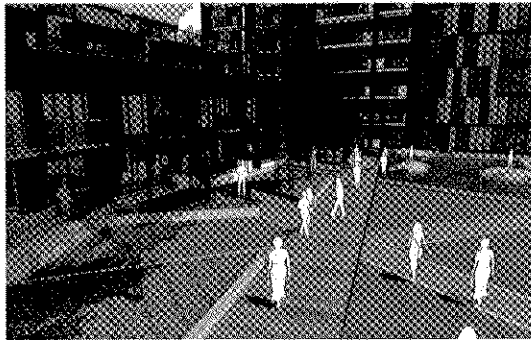
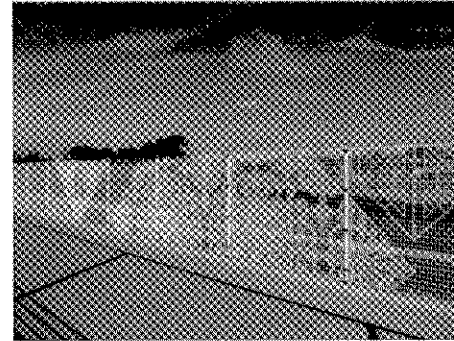
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PROJECT NO.	12345678901234567890
DATE	12/31/2024
PROJECT NO.	12345678901234567890
DATE	12/31/2024

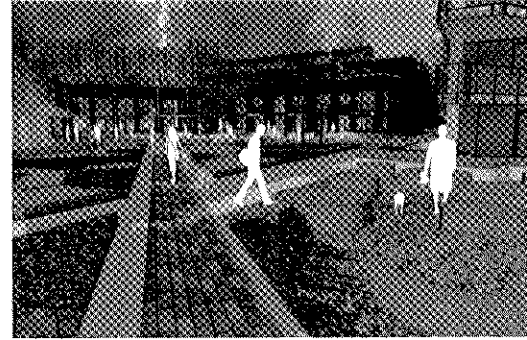
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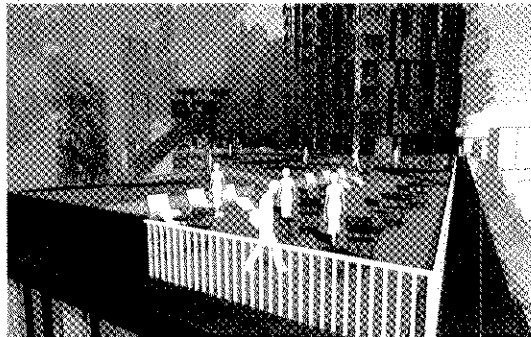
1 Raving With Chain Link Screen - Watson St.  
NTS



2 Wood Deck Walkway with Hammocks - Level 3 Courtyard  
NTS



3 Urban Agriculture Planters - Level 3 Courtyard  
NTS



4 Amenity Patio with Lounge Chairs - Level 3 Courtyard  
NTS

**Broadway and Kingsway**

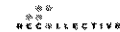
**Details**

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Checked	02/11/14 JH 02:05:45 PM
Drawn	02/11/14 JH 02:05:45 PM

**L 1.13**

RIZE Broadway and Kingsway Project DP Scorecard

March 10, 2014



34	Project Total (pre-certification estimate)	Rating System: LEED NC Version 1.0 Equivalency
7		NOTES
Y	Prereq 1 <b>Erosion &amp; Sedimentation Control</b>	
1	Credit 1 <b>Site Selection</b>	Site is a redevelopment and meets LEED requirements
1	Credit 2 <b>Development Density</b>	Site increases density above LEED requirements
	Credit 3 <b>Redevelopment of Contaminated Site</b>	not targeted
1	Credit 4 <b>Alternative Transportation, Public Transportation Access</b>	Optimally located close to transit at Broadway and Main
1	Credit 4.2 <b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b>	Provided as per VBBL requirements, exceeds LEED req'd. Electric bike charging outlets provided
1	Credit 4.3 <b>Alternative Transportation, Alternative Fuel Vehicles</b>	EV charging stations provided for 20% of spaces as per VBBL, exceeds LEED req
	Credit 4.4 <b>Alternative Transportation, Parking Capacity</b>	not targeted
	Credit 5.1 <b>Reduced Site Disturbance, Protect or Restore Open Space</b>	not targeted
	Credit 5.2 <b>Reduced Site Disturbance, Development Footprint</b>	not targeted
	Credit 6.1 <b>Stormwater Management, Rate and Quality</b>	not targeted
1	Credit 6.2 <b>Stormwater Management, Treatment</b>	Jellyfish filter or similar to meet LEED and GOV requirements
1	Credit 7.1 <b>Heat Island Effect, Non-Road</b>	100% underground parking achieves this credit
	Credit 7.2 <b>Heat Island Effect, Road</b>	not targeted
	Credit 8 <b>Light Pollution Reduction</b>	not targeted

3		
1	Credit 1.1 <b>Water Efficient Landscaping, Reduce by 50%</b>	High efficiency irrigation combined with native/drought tolerant plants
	Credit 1.2 <b>Water Efficient Landscaping, No Potable Use or No Irrigation</b>	not targeted
	Credit 2 <b>Innovative Wastewater Technologies</b>	not targeted
1	Credit 3.1 <b>Water Use Reduction, 20% Reduction</b>	Water efficient fixtures are provided (lav, shower, toilets)
1	Credit 3.2 <b>Water Use Reduction, 30% Reduction</b>	Water efficient fixtures are provided (lav, shower, toilets)
6		
Y	Prereq 1 <b>Fundamental Building Systems Commissioning</b>	CA Authority will be engaged
Y	Prereq 2 <b>Minimum Energy Performance</b>	DOV ASHRAE 2010 req'd exceeds minimum performance levels
Y	Prereq 3 <b>CFC Reduction in HVAC/R Equipment</b>	CFCs not used
3	Credit 1 <b>Optimize Energy Performance</b>	Environmental impacts that envelope design will conform with ASHRAE 2010 requirements including efficient envelope design and high efficiency DRW power. Preliminary energy model has not yet been completed.
	Credit 2.1 <b>Renewable Energy, 5%</b>	not targeted
	Credit 2.2 <b>Renewable Energy, 10%</b>	not targeted
	Credit 2.3 <b>Renewable Energy, 20%</b>	not targeted
	Credit 3 <b>Best Practice Commissioning</b>	not targeted
1	Credit 4 <b>Elimination of HCFCs and Halons</b>	Mechanical confirms contemplated systems will comply
	Credit 5 <b>Measurement &amp; Verification</b>	not targeted
1	Credit 6 <b>Green Power</b>	Targeted

Y	Prereq 1 <b>Storage &amp; Collection of Recyclables</b>	Project exceeds the recommended space requirements and also includes organic bins
	Credit 1.1 <b>Building Reuse, Maintain 75% of Existing Walls, Floors and Roof</b>	not targeted
	Credit 1.2 <b>Building Reuse, Maintain 85% of Existing Walls, Floors and Roof</b>	not targeted
	Credit 1.3 <b>Building Reuse, Maintain 95% shell and 50% non-shell</b>	not targeted
	Credit 2.1 <b>Construction Waste Management, Divert 50%</b>	
1	Credit 2.2 <b>Construction Waste Management, Divert 75%</b>	Targeted over 75% reduction, will be in specs
	Credit 3.1 <b>Resource Reuse, Specify 5%</b>	not targeted
	Credit 3.2 <b>Resource Reuse, Specify 10%</b>	not targeted
	Credit 4.1 <b>Recycled Content, Specify 7.5% (post-consumer + 1% post-industrial)</b>	
1	Credit 4.2 <b>Recycled Content, Specify 15% (post-consumer + 1% post-industrial)</b>	High proportion of recycled materials including structural steel, rebar, concrete
1	Credit 5.1 <b>Local/Regional Materials, 20% Manufactured Regionally</b>	
1	Credit 5.2 <b>Local/Regional Materials, of 20% Above, 50% Extracted Regionally</b>	A very large proportion of the materials will be regionally sourced including concrete, aggregate, dimensional lumber for forms
	Credit 6 <b>Rapidly Renewable Materials</b>	not targeted
	Credit 7 <b>Certified Wood</b>	not targeted
1	Credit 8 <b>Durable Building</b>	Envelope consultant has been engaged on this project and will ensure compliance with this credit

Y	Prereq 1 <b>Minimum IAQ Performance</b>	ASHRAE 62.1-2004 will be met hallway pressurization, ventilation and operable windows, time clock controlled workstation fans
Y	Prereq 2 <b>Environmental Tobacco Smoke (ETS) Control</b>	Commercial spaces will be non-smoking. Air leakage testing will be performed on studies
1	Credit 1 <b>Carbon Dioxide (CO<sub>2</sub>) Monitoring</b>	CO <sub>2</sub> will be monitored in commercial spaces, CO <sub>2</sub> in residential spaces adjusted for combustion
	Credit 2 <b>Increase Ventilation Effectiveness</b>	not targeted
1	Credit 3.1 <b>Construction IAQ Management Plan, During Construction</b>	IAQ management plan will be developed by contractor
1	Credit 3.2 <b>Construction IAQ Management Plan, Finish/Testing</b>	IAQ testing will occur before occupancy
1	Credit 4.1 <b>Low-Emitting Materials, Adhesives &amp; Sealants</b>	Low emitting materials will be used
1	Credit 4.2 <b>Low-Emitting Materials, Paints</b>	Low emitting materials will be used
1	Credit 4.3 <b>Low-Emitting Materials, Carpets</b>	Low emitting materials will be used
1	Credit 4.4 <b>Low-Emitting Materials, Composite Wood</b>	Low emitting materials will be used
1	Credit 5 <b>Indoor Chemical &amp; Pollutant Source Control</b>	Entryway Systems, check to check partitions in applicable spaces, and MERV 13 filters will be provided
	Credit 6.1 <b>Controllability of Systems, Perimeter</b>	not targeted
	Credit 6.2 <b>Controllability of Systems, Non-Perimeter</b>	not targeted
	Credit 7.1 <b>Thermal Comfort, Comply with ASHRAE 55-1992</b>	not targeted
	Credit 7.2 <b>Thermal Comfort, Permanent Monitoring System</b>	Not targeted
	Credit 8.1 <b>Daylight &amp; Views, Daylight 75% of Spaces</b>	not targeted
1	Credit 8.2 <b>Daylight &amp; Views, Views for 90% of Spaces</b>	not targeted

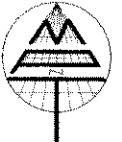
1	Credit 1.1 <b>Innovation in Design, Exterior: Hardscape Management Plan</b>	Environmentally friendly maintenance practices to be specified according to LEED
1	Credit 1.2 <b>Innovation in Design, Green Housekeeping</b>	Greener cleaning products will be supplied to all new cleaners and tenants, and green housekeeping practices specified for common area cleaning services
1	Credit 1.3 <b>Innovation in Design, Exemplary performance - S507.1</b>	100% underground parking
1	Credit 1.4 <b>Innovation in Design, Exemplary performance - S504.1.1 Transit</b>	exceedingly high levels of transit in the project area
1	Credit 2 <b>LEED™ Accredited Professional</b>	Reciprocity use LEED App

34	Project Total (pre-certification estimate)	Rating System: LEED NC Version 1.0 Equivalency
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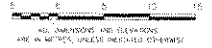
Appendix C; page 55 of 56

**SURVEY PLAN OF PART OF BLOCK 119 DISTRICT LOT 301  
GROUP 1 NEW WESTMINSTER DISTRICT**



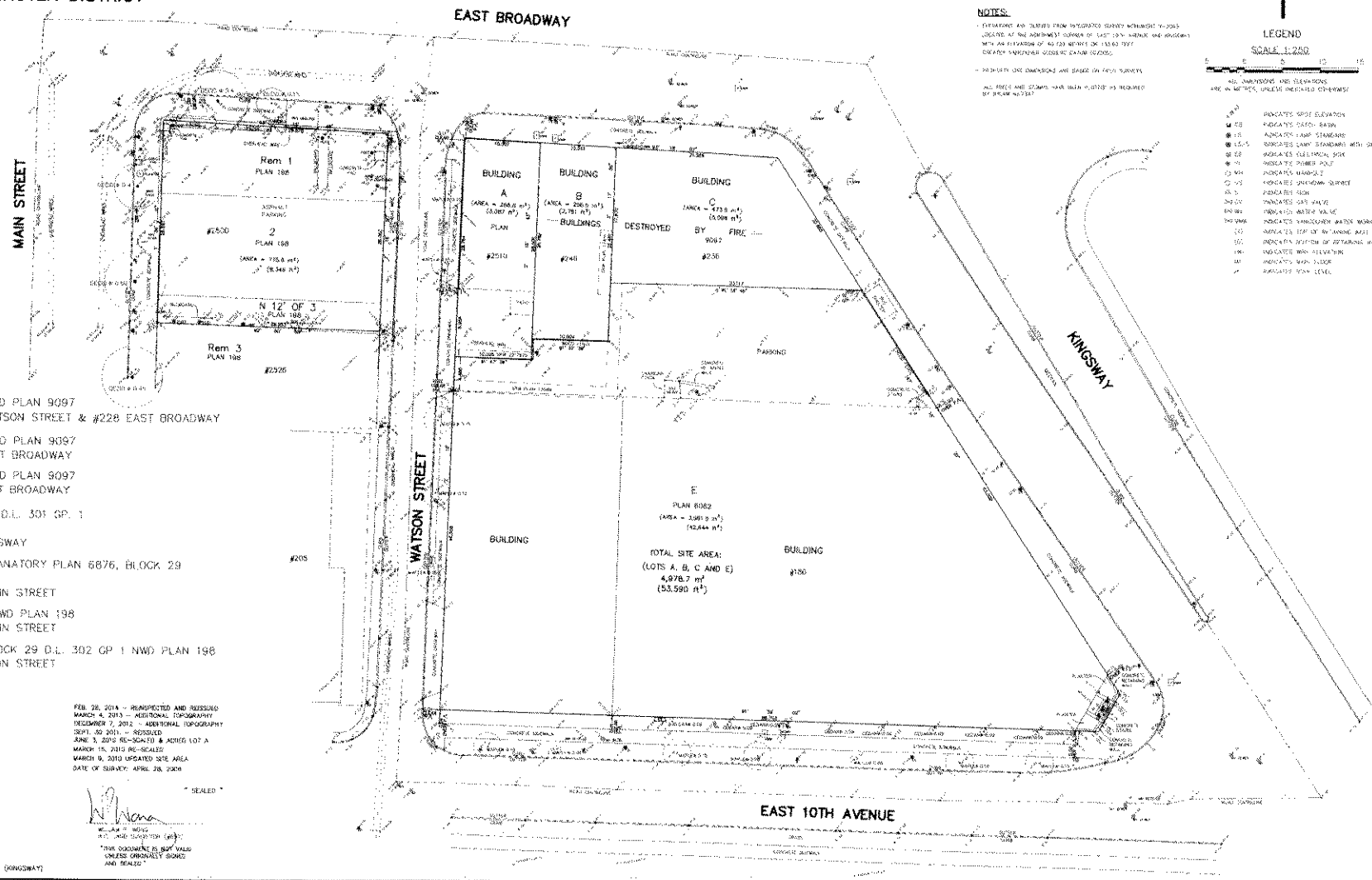
**LEGEND**

SCALE 1:250



**NOTES:**  
 1. INFORMATION AND SURVEY FROM INTEGRATED SURVEY NETWORK (ISN) WAS USED AT THE ADJUSTED CORNER OF LOT 101. AGENCIES AND PROBLEMS WITH AN EXTENSION OF 50.00 METERS OR 150.00 FEET SHOULD BE NOTIFIED IMMEDIATELY.  
 2. PROPERTY LINE DIMENSIONS ARE BASED ON THIS SURVEY.  
 3. ALL PLOTS AND CORNERS HAVE BEEN PLOTTED AS REQUIRED BY BCRA 40(1)(1).  
 4. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS, UNLESS INDICATED OTHERWISE.

- 1:000 INDICATES SPOT ELEVATION
- 1:000 INDICATES DATE - BATHY
- 1:000 INDICATES LAMP STANDARDS
- 1:000 INDICATES LAMP STANDARDS WITH SIGN
- 1:000 INDICATES TELEPHONE SIGN
- 1:000 INDICATES POWER POLE
- 1:000 INDICATES MANHOLE
- 1:000 INDICATES UNDEVELOPED QUARTER
- 1:000 INDICATES SIGN
- 1:000 INDICATES DATE WHITE
- 1:000 INDICATES ANTI-AIR VOLT
- 1:000 INDICATES WASHINGTON WATER WORKS
- 1:000 INDICATES DEPTH OF SETBACK WALL
- 1:000 INDICATES BENCH ELEVATION
- 1:000 INDICATES MAIN FLOOR
- 1:000 INDICATES FURN LEVEL



**LANDS DEALT WITH:**

- LOT A BLK 119 D.L. 301 GP. 1 NWD PLAN 9097 (PID: 009-760-814) -- #2510 WATSON STREET & #228 EAST BROADWAY
- LOT B BLK 119 D.L. 301 GP. 1 NWD PLAN 9097 (PID: 009-760-822) -- #246 EAST BROADWAY
- LOT C BLK 119 D.L. 301 GP. 1 NWD PLAN 9097 (PID: 009-760-831) -- #236 EAST BROADWAY
- LOT E (EX. PLAN 6228) BLK 119 D.L. 301 GP. 1 NWD PLAN 6082 (PID: 010-976-523) -- #180 KINGSWAY
- LOT 1, EXCEPT THE PART IN EXPLANATORY PLAN 6876, BLOCK 29 D.L. 302 GP 1 NWD PLAN 198 (PID: 004-795-679) -- #2500 MAIN STREET
- LOT 2 BLOCK 29 D.L. 302 GP 1 NWD PLAN 198 (PID: 004-795-687) -- #2500 MAIN STREET
- THE NORTH 12 FEET OF LOT 3 BLOCK 29 D.L. 302 GP 1 NWD PLAN 198 (PID: 004-795-695) -- #2500 MAIN STREET

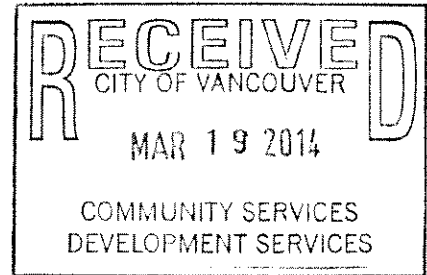
FEB. 28, 2014 - REINSPECTED AND REISSUED  
 MARCH 4, 2013 - ADDITIONAL TOPOGRAPHY  
 DECEMBER 7, 2012 - ADDITIONAL TOPOGRAPHY  
 2011, 2011 - REISSUED  
 JUNE 3, 2010 RE-SUBMITTED & ADDED LOT A  
 MARCH 14, 2010 RE-SCALE  
 MARCH 9, 2010 UPDATED SITE AREA  
 DATE OF SURVEY: APRIL 28, 2009

*[Signature]*  
 W. LAM & MCGEE  
 P.L.L.C. (SIC 5500) (SIC 5500)  
 "THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED"

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**MATSON PECK & TOPLISS**  
 SURVEYORS & ENGINEERS  
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 BURNABY, B.C. V5A 3K7  
 P.O. BOX 870-1011  
 TEL: 604-293-4422  
 FAX: 604-293-4422  
 CAN/CS-12003-001 100-007-0402

V-14-15809-TPG-MTR CLIENT REF: RIZE ALLIANCE (KINGSWAY)

19 March 2014  
 Development Services  
 City of Vancouver  
 453 West 12<sup>th</sup> Avenue  
 Vancouver BC V5Y 1V4



**DE4 16894**

**Attention:** Lisa King, Project Facilitator

**Re: 285 East 10<sup>th</sup> Avenue, DE 416894  
 Rize Alliance (Kingsway) Properties Ltd.**

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LEED Canada  
 Green Building Council

Ms King,

As requested, for reference we are pleased to provide the following brief summary of the key changes incorporated into the design for the revised Development Permit submission.

**1. DATA SUMMARY**

	<u>Rezoning</u>	<u>Development Permit</u>	<u>Revised DP</u>
Dwelling units	241	336 (including 1 rental suite; 95 additional units)	258 Including 1 rental suite; 17 additional units)
Residential area	19,900sm	25,015sm (+5,115sm)	20,336sm (+436sm)
Commercial area	7,730sm	2,615sm (-5,115sm)	7,295sm (-436sm)
Residential parking spaces	221	334	246
Commercial parking spaces	97	50	150
Car Share spaces	2	3	3
Loading Class A spaces	2	5	4
Loading Class B spaces	4	4	4
Loading Class C spaces	2	1	1

**2. FORM AND CHARACTER**

The massing for the project has been refined to respond to context and scale as follows:

- The architectural form and character is conceived as a distinctive hilltown that reinterprets and reflects aspects of the Mount Pleasant context, street life, materiality and colour through a technique of bricolage used to create a jumbled effect inspired by the diverse range of buildings in Mount Pleasant from different periods with varying architectural styles. Bricolage reinterprets the many styles, spaces and characters that are present in the neighbourhood context and blends what is "on hand" to create a contemporary, innovative expression that is unique to Mount Pleasant.

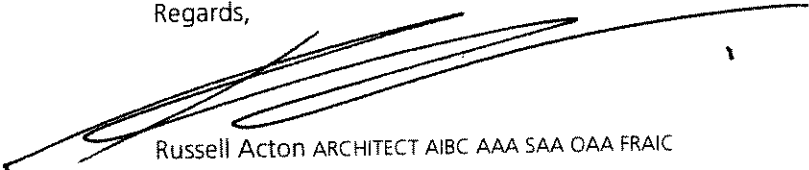


- The second floor area of commercial use that was removed in the June 2013 Development Permit submission has been reintroduced, per City of Vancouver recommendation, with proposed retail and office uses.
- The former residential use fronting East 10<sup>th</sup> Avenue on the June 2013 Development Permit, has been replaced with retail use on Level 1 and office use on Level 2.
- The form and massing is configured into five (5) distinct component blocks:
  - (i) Kingsway Block – reduced from 24.30m to 23.55m in height (-0.75m);
  - (ii) Broadway Block – reduced from 36.06m to 26.91m in height (-9.15m);
  - (iii) Watson Block – reduced from 24.01m to 23.26m in height (-0.75m);
  - (iv) 10<sup>th</sup> Ave. Block – reduced from 21.57m to 11.72m in height (-9.85m) at west end; and
  - (v) Tower Block – the overall height remains the same at 65.53m. The number of storeys is changed from 19 to 21 due to a floor level being placed within the former double-height of the uppermost penthouse units and floor-to-floor height reductions at Level 3, 4 and roof slab elevation.
- The architectural expression of each of the five component blocks has been refined through a careful and considered architectural strategy whereby the massing of each building block has been sculpted to reduce the visual massing by means of a fine-grain vertical expression. Each of the three low-rise building blocks reflects differing, but complementary forms, materials and colours. Three gaps in the massing – one on Kingsway, one on Watson Street and one on 10<sup>th</sup> Avenue – further reduce the overall massing of the low-rise blocks.
- The massing of the tower has been reduced by visually dividing each elevation into distinct vertical components. A cascade of cantilevered penthouse and sub-penthouses further breaks down the visual mass of the tower and culminates in a tree-topped apex that marks and distinguishes Mount Pleasant within Vancouver's cityscape. Contributing to the reduction of the massing is a variety of cladding materials, colours, patterning, and varying-sized, offset balconies.
- The triangular form of the tower reflects the unique diagonal slash of Kingsway across the city grid. The sawtooth configuration of the south elevation of the tower along East 10<sup>th</sup> Avenue further reinforces the unique nature of the Kingsway geometry.
- The commercial loading bay has been reinstated at grade with access off of Watson Street, similar to the approach shown on the original Rezoning drawings, but with a reduction of two Class B and one class C loading bays. A reduction in the width of the loading entry portal from to 15m wide from 13m wide has been achieved. In addition, the parking entry ramp has been relocated south on Watson Street approximately 33m.
- The shadow performance on the north side of Broadway has been improved through reduction in the height of the building block on Broadway by approximately 9.2m with a significant setback of 6.1m at the two uppermost storeys.
- A mechanical cooling tower is located on the Watson Street circulation core. The height of this appurtenance is 6.9m lower than the Rezoning elevator shaft parapet.

- Distinct, diverse street frontages have been developed around the entire perimeter of the development, including several locations where the building footprint is articulated to create shallow alcoves, seating and gathering areas for passersby.
- Removal of the former arcade on Broadway facilitates pedestrian movement and increases natural daylight and views into the fine-grain retail stores
- Integration of landscape features at gaps in the massing above the commercial level and at grade on Kingsway and Watson Street reduces the apparent scale of the project.
- An artful, inventive and expressive integration of paving materials, patterns and street furniture enlivens the public realm around the development.

We would be pleased to provide any additional information that you may require.

Regards,



Russell Acton ARCHITECT AIBC AAA SAA OAA FRAIC  
Principal

cc Brent Beatson, Rize Alliance